Community Infrastructure Plan

Draft Plan –8 July 2025

CITY OF YARRA

Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra. We pay our respects to Elders from all nations and to their Elders past, and present.

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Introduction

Background

This Plan seeks to provide a framework for Yarra City Council to deliver the right-sized infrastructure at the right time and in the right places to support our growing community's needs and aspirations.

The Community Infrastructure Plan seeks to respond to three key drivers:

1. **Population Growth:** The population in our municipality is expected to grow by 35% by 2046, noting this could be higher as a result of the Victorian Government's housing targets for Yarra, outlined in the *Plan for Victoria*. The pace of anticipated development and projected population growth, as well as changing community needs and aspirations, requiring investment in community infrastructure to keep pace with demand for services, programs and activities to meet community need.
2. **State of Council's Assets:** The current state of Council's assets, which contains a high number of assets (particularly buildings) that are close to the end of their useful life. Many assets are also underutilised, presenting opportunities to reconsider the purpose and use of assets to meet community need, balanced with financial sustainability.
3. **Funding:** The need to source alternative strategies and funding mechanisms to invest in community infrastructure to meet community needs over time.

The Community Infrastructure Plan will also inform a review of the *Yarra Development Contributions Plan 2017* (DCP).

Community Infrastructure includes the physical spaces and places that facilitate delivery of services, programs and activities to meet the community's needs. This new Community Infrastructure Plan for Yarra will reflect the current and forward-thinking context. It will be driven by data and evidence about community need, backed by engagement with our community. It will assess the demand, availability and quality of community infrastructure, to ensure we have the right spaces and places that enable the delivery of services, programs and activities for the community.

Key terms

Community

Our users of our community infrastructure are our residents, workers and visitors from neighbouring suburbs and those from further afield. Our community is comprised of people with diverse socio-economic backgrounds, identities and experiences. As such, the needs of our community need to be catered for through a lens responsive to the intersectionality and differences that exist. Our community is ever-changing and growing, and the legacy of our community who shaped the identity of Yarra is recognised.

Community Infrastructure

Community infrastructure is generally the facilities that provide the physical infrastructure for services, including programs and activities, to exist. Community infrastructure aims to provide outcomes for our community to foster health and wellbeing, social interaction, learning, creative practice, cultural and creative experience, recreation, physical activity and where appropriate, essential needs.

We recognise that community infrastructure can be delivered by Council, other levels of government, the private sector, or the not-for-profit sector. Community benefit is a key driver for investment in community infrastructure.

In this Community Infrastructure Plan, community infrastructure assets include buildings and structures, and open space used for active recreation / sports participation. It excludes public open space for passive uses, and transport infrastructure.

We also recognise that our community will also use community infrastructure in adjoining municipalities, and we maintain awareness of these community infrastructure assets that our community may choose to utilise.

Community Hubs

Community hubs are welcoming, safe and inclusive places that foster connection through access to a variety of services, activities or programs and information to support engagement in community life.

Community hubs are multi-purpose and may include co-located (located together) or integrated (working together) spaces.

We aspire to community hubs that provide a central gathering place within Yarra's neighbourhoods. We aspire to community hubs that are accessible, culturally safe and responsive to the diverse needs of local places and also encourage active participation from all residents.

Purpose

The purpose of a new Community Infrastructure Plan for Yarra is to:

- Ensure that new community infrastructure investment is informed by evidence of need, and that community need is addressed.
- Ensure we take a proactive and equitable approach to effectively plan for future and changing community needs, through providing community infrastructure to enable the services needed, the right levels of service, and at the right time.
- Ensure decisions about community infrastructure prioritise inclusion; while addressing economic, environmental and social challenges.
- Embed a practice of continual analysis and review to ensure community infrastructure is well-utilised, fit for purpose and responsive to community need.
- Inform and be informed by service and asset planning and capital planning.
- Explore sourcing alternative revenue for community infrastructure investment such as the Development Contributions Plan in the Yarra Planning Scheme, advocacy and partnerships.
- Be iterative in nature, to be responsive to changing priorities.

Council's role in community infrastructure

Responsibility for community infrastructure

Responsibility for community infrastructure involves various levels of government, not-for-profit organisations and the private sector. In addition to Council's service delivery using Community Infrastructure, our Community Infrastructure role also covers the below three key components:

Provide

- **Provide or lead** the delivery of needed community infrastructure.

  Council provides community infrastructure for community use. This can involve Council funding the infrastructure alone or in partnership. It may involve Council leading the design and construction of community infrastructure. It may involve Council managing the infrastructure or partnering with agencies to manage infrastructure on Council's behalf.

  The cost for Council to provide the community infrastructure our community needs is increasing. Council will need to be more discerning about when we lead the provision of community infrastructure, aligned to service provision and community need, and asset management.

Facilitate

- **Facilitate, broker or partner** with other agencies including developers, government agencies, local community groups and not-for-profit organisations to provide for or deliver community infrastructure.

  Council will need to increase our focus on facilitation, partnership or brokerage considering financial pressures and growing community need for community infrastructure. We will need to be more innovative in how we ensure community services and infrastructure are made available to the community without burdening future rate payers.

Advocate

Advocate to state and federal governments or other agencies to deliver, or contribute to the delivery of community services and infrastructure projects, through provision of funding, land or assets**.**

Council will need to increase our focus on advocacy considering financial pressures and growing community need for community infrastructure. We will need to seek increased support to fund the construction and operation of community infrastructure.

Multiple stakeholders

The ownership and management of community infrastructure in Yarra can and does take various forms. The landowner, building owner and service management can vary and we anticipate this to continue as we seek diverse and innovative solutions to ensure community needs are met while maintaining financial

sustainability and not burdening future rate payers. Stakeholder engagement and involvement is broad, and we will be reliant on coordinated participation and decision-making for successful planning and delivery.

Community Infrastructure in Yarra

Scope

Scope of the Community Infrastructure Plan

The scope for the Community Infrastructure Plan outlines the types of services and the physical infrastructure spaces that support delivering those services.



Community infrastructure not considered in this Community Infrastructure Plan

Public open space

The *Yarra Open Space Strategy 2020* sets out the strategic direction and priority deliverables to meet the current and future needs for local public open space, such as parks, playgrounds and nature reserves, in Yarra.

The *Yarra Open Space Strategy 2020* does not include planning and requirements for:

- open space reserves used for structured sport, such as ovals, greens and courts, as well as associated pavilions and other buildings or structures.
- regional public open spaces that are designed to attract use from outside of the local area.

The draft Play Space Strategy complements the *Yarra Open Space Strategy 2020* to articulate the current and future requirements and priorities for play spaces in Yarra.

Transport (roads, public transport, paths)

Moving Forward: Yarra's Transport Strategy 2022-2032 sets out the strategic direction and basis for decision making to meet the current and future needs for transport in Yarra, including active transport modes (walking, cycling, scooters), public transport, vehicles facilitating access for people with a disability, freight, construction and servicing vehicles, car share, taxi's and rideshare, local traffic and through traffic.

Ensuring all community infrastructure is considered collectively

While public open space and transport are excluded from the Community Infrastructure Plan, it is important that all aspects are collectively considered in the way in which community infrastructure is provided for the benefit of community. Processes will be established to ensure that planning for future need across the three areas is collaborative to avoid duplication or gaps, and to identify and maximise opportunities to deliver on multiple benefits.

Community engagement

The initial phases of community engagement were combined with engagement on the *Yarra 2036 Community Vision*, *Council Plan 2025-2029*, the *Municipal Health and Wellbeing Plan 2025-2029*, the *Asset Plan 2025-2035* and 2025-2026 Budget, with the first two stages of community engagement in late 2024 to early 2025.

Stage 1: Community Engagement

Key findings:

Spaces that benefit broader cross-sections of the communities on a more regular basis were given the greatest priority by the public including:

- Public toilets and amenities
- Libraries
- Early childhood care and learning facilities
- Dedicated spaces or places for young people and for older people
- Fitness and leisure facilities specifically swimming pools, fitness and training areas in leisure centres, and sports club rooms and pavilions.

Stage 2: Deliberative Community Engagement

Stage 2 Consultation – detailed key themes:

1. **Planning for housing, transport and public spaces**

Take a proactive and equitable approach to planning for growth, ensuring that decisions prioritise inclusion while addressing economic, environmental, and social challenges.

2. **Evidence-based decision-making and transparency**

Council decisions should be informed by research, data, and meaningful community engagement to determine priorities and needs. Yarra should be a leader in making informed decisions that best support the local community including engagement processes are accessible and inclusive.

3. **Financial sustainability**

To ensure long-term financial sustainability, Council should focus on delivering core services efficiently while identifying internal efficiencies that allow funding to be redirected to capital works. Exploring alternative revenue streams is also important.

4. **Environmental sustainability and climate action**

Council should consider environmental sustainability in all decision-making. This is particularly important regarding climate-resilient infrastructure, protecting ecosystems, supporting opportunities to reduce emissions, increasing urban green cover and enhancing biodiversity.

5. **Accessibility, equity and wellbeing**

This was broadly interpreted to mean Council supports access to transport, housing, open space and infrastructure. Inclusion was highlighted as a core Council service. Accessibility was flagged as a key priority for Council, particularly regarding walkability, pedestrian safety and access to buildings and open spaces.

6. **First Nations partnerships and greater multi-cultural recognition**

Cultural recognition emerged across numerous discussions, particularly regarding the need for strengthened partnerships with First Nations people to co-manage land and resources and to plan culturally safe services and infrastructure.

7. **Safe and connected community.**

Safety was described in numerous ways, including a focus on cultural safety, mental, emotional and physical safety, and access to secure housing. Council should partner and advocate for initiatives that prioritise community safety, gender-based violence prevention and improved transport that is safe and accessible.

8. **Growing the local economy and business support**

Local businesses were seen as key partners in delivering on community needs, including providing access to services and community spaces and enhancing the vibrancy of activity centres.

Stage 3: Public Exhibition[1]

Our community also had an opportunity to comment on the draft Community Infrastructure Plan during public exhibition in July and August 2025 before being adopted by the Council in October 2025.

Strategic context

A summary of the strategic context that has informed the Community Infrastructure Plan is included in Appendix 1. This includes the following:

National

- Infrastructure Australia's *Infrastructure Market Capacity Report*
- Early Childhood Education and Care reforms
- Aged Care reforms

State

- *Plan for Victoria*
- *Victoria's Housing Statement 2024-2034*
- Public housing redevelopment program
- Best Start Best Life reform
- Infrastructure Victoria draft Strategy

Local

- *Yarra 2036 Community Vision*
- *Council Plan 2025-2029*
- *Yarra Planning Scheme*
- *Municipal Public Health and Wellbeing Plan* (draft, 2025-2029)
- *Asset Plan* (draft, 2025)
- *Financial Sustainability Strategy 2023-2033*
- *Service Planning and Review Principles 2024*

The Community Infrastructure Plan will be consistent with Council's other adopted plans, policies and strategies, as well as other legislative and regulatory requirements, as appropriate.

Our community

The following key statistics are drawn from Yarra's Health and Wellbeing Profile 2024.

Population, Age and Gender

Population	Population density	Age	Gender
The City of Yarra resident population in 2023 is estimated to be 97,448 and is forecast to grow to 136,983 by 2046, noting any additional growth resulting from the Victorian Government's housing targets for Yarra.	Yarra's population density is 4,990 persons per square kilometre (sq. km.).	Yarra has a median age of 34 years, 3 years younger than Metropolitan Melbourne and 4 years younger than Victorians.	In the ABS Census 2021, there were 46,120 people who identified as female in Yarra, which represents 51.2% of the total population, and 48.8% were male.

[1] This section will be updated at the completion of stage 3 community engagement

Cultural background

First Peoples	Birthplace	Ancestry	Language
The First Peoples population of Yarra in 2021 was 517 people, which represents approximately 0.6% of the Yarra population, which is comparable to representation in Metropolitan Melbourne (1.6%) and Victoria (0.8%). The population size of First Peoples in Yarra is growing over time, from 313 in 2011, to 382 in 2016 to 517 people in 2021.	In the ABS Census 2021, 28.7% of Yarra residents were born overseas, compared to 35.7% for Greater Melbourne. 23% of Yarra residents arrived in Australia between 2016 to 2021, compared to 19.7% for Greater Melbourne.	In Yarra, the most identified ancestries include: English, Australian, Irish, Scottish, Italian, Chinese, German, Greek, Vietnamese, and Dutch.	In the ABS Census 2021, 20.0% of Yarra residents speak a language other than English at home compared to 34.1% for Greater Melbourne. Most common languages include: Vietnamese, Greek, Mandarin, Italian, Cantonese, Spanish, French, Arabic, German and Somali.

Priority Population Groups

First Peoples	People living with a Disability	LGBTQIA+	Low Income	Culturally and/or Linguistically Diverse
The population size of First Peoples in Yarra is growing over time, from 313 in 2011, to 382 in 2016 to 517 people in 2021. First Peoples in Yarra are more likely to experience greater socioeconomic disadvantage and chronic conditions than the general population of Yarra, contributing to a greater need for accessibility to services.	18.5% of Yarra residents self-report living with a disability or restriction, compared to 18.6% for Metropolitan Melbourne or 19.9% for Victoria. People in Yarra experience a similar prevalence of caring for a person with a disability compared to Victorians. People in Yarra were less likely to have acute needs for assistance to complete core activities compared to Victorians.	Yarra has a significantly higher population of LGBTQIA+ community compared to Metropolitan Melbourne and Victoria, with 24.3% of Yarra residents identifying as part of the LGBTQIA+ community.	While Yarra had a lower proportion of low-income households, it is important to note that this varied across the city and ranged from a low of 10.2% in Cremorne-Burnley to a high of 19.5% in North Richmond. The five areas with the highest percentages were: • North Richmond (19.5%) • Fitzroy (19.3%) • Collingwood (18.7%) • Fitzroy North (18.1%) • Carlton North - Princes Hill (14.3%)	Yarra's community of people from culturally and/or linguistically diverse backgrounds varies. Speaking a language other than English: • North Richmond: 32.1%, Collingwood 24.8%, Abbotsford 23.4% 4.1% of people self-reporting low proficiency in English. Born overseas: • North Richmond: 37.1% • Collingwood: 34.8% • Abbotsford: 34.0%

Housing

Household size	Density	Tenure	Housing Stress	Homelessness
The Census usual resident population of the City of Yarra in 2021 was 90,114, living in 50,057 dwellings with an average household size of 2.02.	In 2021, the dominant dwelling structure in Yarra was 'Medium density'. This was different to the dominant tenure for Metropolitan Melbourne, which was 'Separate house'	More of Yarra's households were renting their dwelling compared to the proportion of Metropolitan Melbourne and Victoria. More of Yarra's households were renting their dwelling from a social housing (public and community housing) compared to the proportion in Metropolitan Melbourne or Victoria.	Across Yarra, 19% of households that were spending more than 30% of their household income on paying a mortgage or rent, which is referred to as household affordability stress or housing stress	In the 2021 Australian Census, 728 people were recorded as experiencing homelessness in Yarra, with 28 people recorded as sleeping rough

Employment and Education

Schooling	Tertiary Education	Employment Status	Industries	Jobs in Yarra
79.% of Yarra residents completed Year 12 or equivalent, compared to 64.3% for Metropolitan Melbourne, or 59.5% for Victoria	56.0% of Yarra residents hold formal qualifications (Bachelor or higher degree, Advanced Diploma or Diploma; or Vocational qualifications), higher compared to Metropolitan Melbourne or Victoria.	A higher proportion of Yarra residents are in employment, and a lower proportion unemployed, compared to Metropolitan Melbourne	The most common industries of employment for Yarra residents are Professional, Scientific and Technical Services, Health Care and Social Assistance, and Education and Training.	There are 98,041 jobs in Yarra, producing $37.3B of economic output. 84.4% of workers live outside of Yarra. Professional, Scientific and Technical Services industry: $5.7B Health Care and Social Assistance industry: 19,177 jobs Source: Yarra Economic Profile, Remplan, 2025.

Income

Household Income	Low- and High-Income Households	Centrelink recipients	Socio-Economic Advantage and Disadvantage

Median weekly household income of $2,310 compared to $1,866 for Metropolitan Melbourne or $1,802 for Victoria	44.7% of households in the 'highest' household income quartile, compared to 26.8% for Metropolitan Melbourne. 14.9% of households in the 'lowest' household income quartile, compared to 25.2% for Metropolitan Melbourne.	37.3% of Yarra residents aged 65 years and over receive the Aged Pension. Fitzroy (480) and Fitzroy North (480) had the highest number of rental assistance recipients; whilst Richmond North had the highest number of disability support recipients (475), Health Care Card holders (755), Job Seeker Recipients (675) and Age Pension recipients	Fitzroy, Collingwood and North Richmond experience greater socio-economic disadvantage on five or all six indicators compared to the Yarra average, and that Central Richmond, Clifton Hill and Cremorne/Burnley – South Richmond are more socio-economically advantaged than the Yarra average on all six of the indicators.

Challenges and Opportunities

Challenges and influences

The challenges and influences shaping the planning for and availability of community infrastructure are broad.

State policy is driving **increased residential and commercial development**, which is affecting parts of Yarra differently from others. This is leading to increased population growth and changing community needs, with broadening and increasing demand on services across all ages and stages.

Increased development is also **changing our urban fabric**, with more vertical development and people living in apartments, which is placing pressure on our limited public and green spaces. There is increasing demand for and expectations to protect spaces away from the home or workplace for social interaction, relaxation and a sense of belonging (often known as 'the third place'), where people can occupy space without being expected to spend money.

Post-pandemic impacts continue to influence socio-economic outcomes in the way we live and afford to live, the way we work and the jobs we do. There are ongoing health impacts and changed demands and expectations about how we access services and use technology.

In Yarra, we particularly experience the **polarisation of very low and very high-income households** which presents further challenges and community needs, where this also contributes to pricing out middle-income households which can include key sector workers, critical to ensuring the successful running of the city.

Community safety and inclusion remains a high priority for our community, particularly relating to increased isolation, declining perceptions of safety and community trust, and a less resilient community.

State and Federal government policies are changing Council's level of influence in outcomes that affect our local communities, such as new housing targets for Yarra; shifting governance in major planning decisions to the State government; the redevelopment of high-rise public housing towers; or service reform placing additional population and regulatory demand on services like kindergarten.

Our **community infrastructure portfolio is ageing**, with some assets that are not fit for purpose, and many requiring significant investment to maintain and grow the capacity of our community infrastructure portfolio to meet the needs of future generations.

Our **capacity to finance investment in community infrastructure** is affected by several factors. The combination of revenue limitations, and escalating costs continues to add strain on how much we can achieve with our limited resources. The *Yarra Financial Sustainability Strategy 2023-2033* outlines these challenges in more detail. In the context of community infrastructure, Council's financial sustainability is threatened by our long-term ability to maintain assets to an adequate level, to respond to community need, and to work within infrastructure pressures relating to the cost to deliver infrastructure and the availability and flexibility of alternative revenue sources such as government grants and infrastructure levies like development contributions.

Opportunities and commitments

Council commits to undertaking community infrastructure planning that is **underpinned by evidence and guided by informed strategy**, and which is central to assisting adequate asset management and meeting community infrastructure need.

The *Yarra Financial Sustainability Strategy 2023-2033* Council outlines several strategic levers to uplift Council's financial position that can facilitate the required provision of community infrastructure, and aligns with strategic review of Council's services, digital transformations, and contemporary property management.

There are a number of opportunities for **more efficient and effective provision of community infrastructure**, which will guide our approach to community infrastructure planning.

Our community is calling for community infrastructure that is **multi-use**, with several services and opportunities to connect and participate in community life in the one place, where service provision can change to respond to community need. Our community is also open to us exploring **advocacy and partnership opportunities** with other government agencies, not for profit organisations, and businesses to share land, space and resources to provide community infrastructure and services, while **reducing the financial burden to future rate payers** to fund community infrastructure.

Council will explore opportunities to **optimise revenue**, including reviewing the *Yarra Development Contributions Plan 2017* and strategically applying for State and Federal grants to uplift required community infrastructure.

The community infrastructure we are planning for today needs to last for generations to come, and so there are opportunities to:

- Make the **best use of space** in our built-up city and ensure community infrastructure is **well-utilised** to meet community needs and provide opportunities to connect and participate in community life
- **Involve the community** in planning for new community infrastructure and apply a **place-based approach** to ensure community infrastructure responds to local needs
- Improve **access** to and within community infrastructure, and **safety, equity and inclusion** to facilitate connectedness to community life and tackle isolation and health issues
- Ensure **preservation, conservation, and celebration of our cultural assets**
- Plan for **disaster preparedness and resilience** of our community infrastructure and how they operate
- Explore the **role of technology** in digital service delivery, cost-effective asset management and improved user-experience, and opportunities for the community to access technology for their use.

Community Infrastructure Plan

The Community Infrastructure Plan contributes to Council's strategic focus to accommodate population needs, to lean into and seek to creatively address the tension between limited space and increasing demand for community infrastructure.

Our Community Infrastructure Vision

Yarra City Council is a leader in planning for quality community infrastructure in Yarra in response to population growth and change.

Our Community Infrastructure Mission

Yarra City Council will respond to growth and community need, while creatively making the most of its assets and generating alternative income streams to minimise the financial impact on ratepayers.

What's informing this vision and mission?

We heard through the Community Working Group that you want Council to be innovative and creative with our resources, and to lead, collaborate and partner to achieve the best outcomes for Yarra (and you are less interested in Council being a leader across sectors).

We heard that you want to prioritise the inclusivity and accessibility of Council's community infrastructure, and to ensure community infrastructure is well-utilised.

We want to be more ambitious but build on the current Strategic Community Infrastructure Framework vision: *To identify current and future needs so that Council can deliver and influence the provision of quality, flexible and responsive community infrastructure to support a prosperous, liveable and sustainable City of Yarra.* Growth is inevitable but outside of Council's control. Council's must remain financially sustainable, but the availability of quality, flexible and responsive community infrastructure remains crucial.

Policy direction

This is a critical time for Council to respond to growing and changing community need and effectively managing our community infrastructure assets, while balancing Council's financial sustainability. To do this, **strong policy direction is required to guide planning and decision-making.**

We will do this by:

1. **Linking community infrastructure planning within Council's integrated strategic planning framework.**

   We will deliver on the *Community Vision 2036* and *Council Plan 2025-2029* to ensure that community services and infrastructure are provided when they are needed. We will use the *Yarra Service Planning and Review Principles 2024* to make decisions about what services Council provides. The Community Infrastructure Plan will be used to inform investment priorities to meet community service and infrastructure needs. The *Asset Plan 2025-2035* will allocate funds based on these needs.

2. **Engaging the community on new initiatives.**

   We will engage with community when we look at options for how future community needs could be addressed. We will engage with community on new capital projects to confirm what community infrastructure will be used for and what's to be included and sharing information about the design and construction progress.

3. **Improving transparency to direct resources and investment.**

   We will improve how we measure and report on the cost to build community infrastructure projects, that includes consideration of the indicative annual operating expenses required by the assets.

4. **Reviewing all vacated community infrastructure and properties to determine the most suitable use.**

   We will assess any vacant community property for potential use against a variety of lenses including social, cultural, economic, fiscal and civic lenses to determine the most needed and suitable use or uses.

5. **Delivering excellence in managing community infrastructure, with operating models determined in the planning phase.**

   We recognise the need for community infrastructure to be designed to fit the intended operating model. We will determine the operating model for new or redeveloped infrastructure in the planning phase and ensure involvement from subject matter experts in the design phase.

What's informing the policy directions?

We recognise the relationship between our integrated strategic planning activities under the *Local Government Act 2020*, and the role that a Community Infrastructure Plan can have in delivering on the *Community Vision* and *Council Plan*, and in informing decisions about investment in our community infrastructure assets.

In balancing meeting community need with maintaining our financial sustainability we know there are opportunities to think differently about community infrastructure for our current and future generations. These policy directions draw on the feedback we've heard about involving the community in decisions about community infrastructure, improving transparency about where investment is proposed, and community desire for co-located services within multi-use community infrastructure, to make the most of the community infrastructure we have.

We acknowledge that there are many competing priorities. Hard choices will need to be made, and we will underpin decisions with sound evidence and community need.

Strategy objectives

Council's overall approach to community infrastructure planning needs to shift, so that we can be more responsive to community need, while maintaining financial sustainability.

Our new approach will look to:

1. **Strengthen community and respond to need**

   Community infrastructure is used to facilitate connection, community wellbeing and cohesion. It enables community participation and access to critical services. It can be a 'third space' for the community outside of work/study or home.

   We will continually engage with community to understand their needs and expectations.

   We will prioritise those most vulnerable. We will invest in community infrastructure and services for children and young people, and older people.

   We recognise opportunities to strengthen the Arts, through creative, cultural, social, educational and economic drivers. We recognise opportunities for a future focus around digital and technology within community infrastructure.

2. **Maximise the potential of the community infrastructure we have**

   We will work towards ensuring community infrastructure is well-utilised now and protected for the benefit of future generations. Community infrastructure will need to be multi-use, and flexible and adaptable to respond to changing community need and growth.

   We will prioritise community infrastructure that is the most used, such as libraries and public toilets, and aspire to the provision of a community hub within each of Yarra's neighbourhoods.

   We will consider alternative service models to increase utilisation of our existing assets.

   We will identify opportunities where community infrastructure can support broader community initiatives. Examples may include increasing open space or canopy cover, providing space for repair hubs as part of Council's circular economy objectives.

   Where we have community infrastructure assets that are of heritage significance, we will protect and maintain the heritage qualities whilst developing or using the asset for community needs.

3. **Data driven and socially responsive**

   We will monitor trends about emerging community needs, as well as engaging with the community around needs.

   We will monitor the performance of community infrastructure to ensure it is well-utilised and fit for purpose.

   We will make informed decisions, underpinned by sound evidence and need.

4. **Innovative and financially viable solutions**

   Community infrastructure in Yarra is highly valued and used by residents, workers, and visitors such as tourists, residents in neighbouring municipalities, and others who come to Yarra or come through Yarra for a variety of reasons. However, funding of infrastructure predominantly falls to our residents.

We will explore partnerships with businesses, social enterprise, and not-for-profit organisations to share resources. We will be open to sourcing alternative revenue streams to reduce the burden to ratepayers. We will review the *Yarra Development Contributions Plan 2017*, with a view to seek the highest value contribution towards community infrastructure that will be driven by new development.

5. **Progressive leadership**

   The Yarra community deserves valuable and impactful community services and infrastructure.

   We will demonstrate excellence to achieve planning and design expectations regarding environmental sustainability and climate resilience, waste reduction, and access, inclusion and cultural safety.

   We will lead with fiscally responsible and sustainable decision-making.

   Governance and operations of community infrastructure will be thoughtful and planned, to ensure quality and equitable service outcomes.

6. **Adaptive to act on opportunities**

   We will seek and respond to opportunities that influence the demand and availability for community services and infrastructure in Yarra. Examples include responding to reform such as the Best Start Best Life kindergarten reform, *Plan for Victoria* and Victorian Government housing targets, the Victorian Government's redevelopment of public housing towers, and private market opportunities.

   We will critically assess the best role that Council can play to ensure the needs of our growing and changing community will be met.

   We will be ready to advocate, particularly at critical times, such as the upcoming Federal and State Government elections.

What's informing the strategic objectives?

In thinking differently about the needs of community infrastructure for our current and future generations, we need to shift our approach and be equipped to respond as our community grows.

These strategic objectives draw on community feedback about the things that are important to you. We heard the desire to support the most vulnerable members of the community, to focus on young people, where investment can have the most long-term benefit, as well as older people to age positively in Yarra. We heard your expectations around ensuring community infrastructure is inclusive, culturally safe, accessible and fit for purpose.

We heard your desire to make the most of the community infrastructure we have, and exploring innovative and creative solutions to ensure the needs of the community are being met without burdening rate payers.

We heard you are open to exploring innovative and creative opportunities, including partnerships with businesses, social enterprise and not-for-profits, and sourcing alternative revenue streams that reduce the financial burden on ratepayers.

Guiding Principles

These principles will guide how we provide community infrastructure in Yarra to ensure it is available as it is needed, is inclusive, accessible and well-utilised. The principles will be used when we plan for, advocate for, and design new or improved community infrastructure. Each principle is unique, and all six principles need to be considered collectively.

1. **Connected**

   Community infrastructure is multi-use and adaptable to facilitate many services and opportunities in the one place, and to change in response to community need.

   Community infrastructure exists within a network, where the offering within one asset may be complementary to another.

   Where community infrastructure assets, or spaces within assets are intended for single use, these decisions are purposeful and informed by evidence.

2. **Fit for purpose and maximised use**

   Community infrastructure is fit for purpose and well-utilised, while ensuring availability of infrastructure for generations to come.

3. **Engaging**

Community infrastructure is welcoming and inspiring, where playfulness and creativity can be explored. Places that people want to come to. Places that embrace and represent the many cultures of Yarra through storytelling, interpretation and signage.

4. **Safe**

   Community infrastructure is physically and culturally safe, and perceived to be safe within, around, and travelling to the place at all times, which may include lighting and security measures.

5. **Inclusive and accessible**

   Community infrastructure is friendly, safe and accessible for all, building on foundations such as Universal Design, Child Safe Standards, Age-friendly cities, LGBTIQ+ principles, and equitable access that goes beyond compliance. Inclusive and accessible to travel to community infrastructure, as well as within community infrastructure.

6. **Future-focused**

   Community infrastructure reduces and mitigates negative impacts on Yarra now, for the benefit of us and the generations to come. Climate-resilience, sustainable energy use, sustainable construction practices and material use, including recycling of disused materials. Economic and social viability. Technology for community use, and technology to improve the useability of community infrastructure.

What's informing the principles?

We heard through community engagement the desire to access multiple services or programs in the one place. We heard the desire for places that are safe, inclusive, accessible (walkable, as well as universally accessible), and environmentally sustainable.

Through the children's engagement we heard themes about spaces that are fun, that are safe and comfortable. Places that are designed for community connection and embrace creativity and imagination. Places that are practical with community conveniences and leisure, natural spaces, and places that foster growth and skill development.

Through the Community Working Group, we heard additional themes regarding the investment in spaces for connection, expanding opportunities for creative spaces and supporting arts and cultural programs, recognising that these spaces have unique requirements that may prevent flexible use of those spaces. Nevertheless, the desire for multi-purpose and collocated services and community hubs can be achievable.

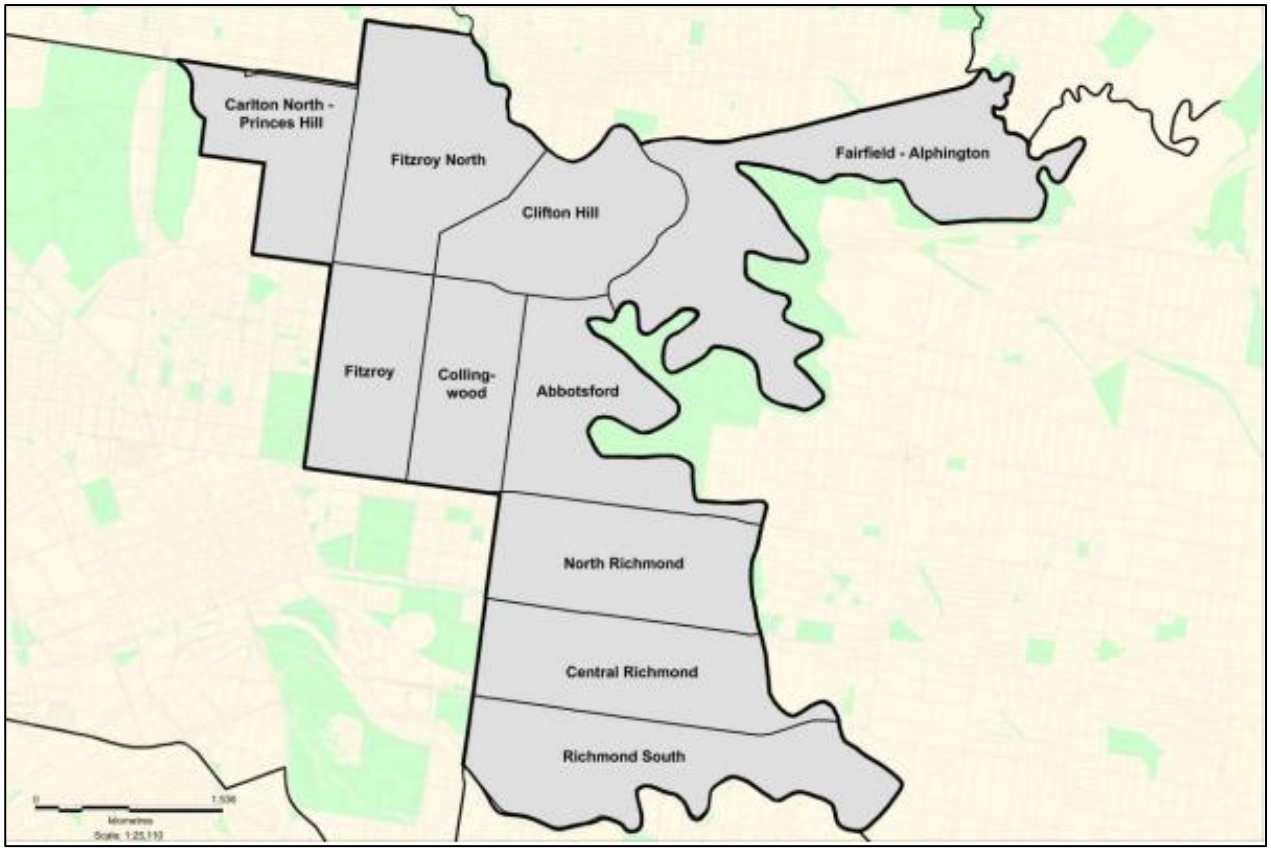
Community Services and Infrastructure Audit

Audit methodology

The Community Infrastructure Plan is underpinned by the community services and infrastructure audit, which includes a range of assessments and multiple sources of data to assist our understanding of current and anticipated community need, as well as the supply and performance of our community infrastructure.

The audit considers place-based analysis at a neighbourhood, precinct and municipal level over a 20-year horizon, to identify gaps and opportunities for investment to meet community needs. Findings are recommendations that will be considered as part of Council's 10-year long-term financial planning.

The Community Infrastructure Plan recognises the relationship between service planning and asset planning, where our analysis needs to remain responsive to any changes that may occur in what services are available within community infrastructure, or how those services are provided, and by who.



The community services and infrastructure audit includes several categories, where each is critical to understanding a different part of community services and infrastructure needs in Yarra. The components of the audit are outlined below.

Audit category	Description	What it tells us
Infrastructure register	A record of all community infrastructure assets within the scope of the Community Infrastructure Plan, which includes information about the size and capacity of the asset, what it's used for, and the services that are provided to the community from the asset.	What we have What its used for Distribution of infrastructure across Yarra

Audit category	Description	What it tells us
Quantity assessment	A dynamic assessment that incorporates desired provision ratios and assumptions to analyse and identify the community services and infrastructure needed now and into the future.	Current and future demand Supply gaps (over-supply / under-supply)
Capacity and utilisation assessment	An assessment of the current and potential use of our current infrastructure, which also considers conditions that may prevent increased or maximum use.	Capacity of current infrastructure Current utilisation (under-utilised / at, or over capacity)
Asset condition assessment	An assessment, completed as part of Council's asset management requirements, to assess the condition of our community infrastructure assets and compliance with legislative and regulatory compliance. Asset condition assessments typically also predict the remaining length of useful life of the asset or components of the asset.	Condition and compliance Areas requiring investment to renew/repair When there are opportunities to deliver other works alongside renewals
Functionality (fit for purpose) assessment	A new assessment, designed for Yarra, that complements the asset condition assessment to consider the suitability of a community infrastructure asset to facilitate service delivery and community uses, including consideration of access, inclusion and equity.	Fitness for purpose to meet need Opportunities requiring investment to uplift, expand, or change use (subject to need)
Future improvement: travel accessibility assessment	We aspire to incorporating a travel accessibility assessment in a future version of the Community Services and Infrastructure Audit, to measure the extent of equitable access to critical services and infrastructure within a reasonable time or distance.	Suitability of location and transport options Another element of infrastructure gap Improve quantity assessment through understanding of infrastructure catchments
Future improvement: asset cost profile	We aspire to incorporating an asset cost profile for each asset in a future version of the Community Services and Infrastructure Audit, to fully understand the cost of managing and maintaining infrastructure and the cost to deliver the service(s), offset by any potential revenue.	Cost of asset at the asset level, an overall average is provided in the *Asset Plan 2025-2035* Potential return on investment

Desired provision ratios

Desired provision ratios have been specifically developed to consider the unique service offering and community needs within Yarra. Desired provision ratios are accompanied by analysis of a range of assumptions relating to demographic information, service use (such as enrolments, bookings, memberships, visits, etc.), and community engagement, which helps us to understand growth and change in demand and validate the desired provision ratios. Desired provision ratios may change over time in response to changing community need and growth, which are influenced by many factors.

We recognise that community in Yarra can mean residents, workers and visitors; and that our community and the communities around us will access their preferred services, which may extend beyond our municipal boundaries. It is not always possible to apply a one-size-fits-all approach, and therefore, desired provision ratios will be used as guiding tools.

Council's community services

Service category	Summary points	What helps us to understand community need?	Key considerations
Children's Services	Children's services provide education and care opportunities to support the development of young children and facilitate support for parents (particularly mothers) to work or study. There are varied ownership and management models for Council-associated children's services in Yarra, including centres owned and operated by Council, centres owned by Council but operated by others, and centres operated by Council by owned by others. There are also other private and not-for-profit service providers in Yarra not directly associated with Council. In addition to several kindergarten and long day early education and care facilities, Council also manages the Fitzroy Adventure Playground, located near the Atherton Gardens public housing estate. Children's services are impacted by reforms at both the Federal and State levels, through long day early education and care and kindergarten, respectively. In planning community infrastructure for children's services: • Yarra has very high participation rates across all of Council kindergarten (integrated and sessional programs), where some centres are at capacity with no opportunities for growth. • Services are mostly used by residents, however where services are located near	• Population forecasts for young children and family types. • A broad range of demographic trends co-relating to access, inclusion and equity for parents and children. • Trends in enrolment data (kindergarten vs. long day care, age, trends in non-Yarra residents, average days of use) • Service provision within and around Yarra (opening, closing, or expanding services) • Workforce participation data relating to parents (industry/sector, hours of work, location of work compared to home, key workers/jobs that are typically conducted outside of traditional work hours) • Household income data (single parent, single/dual income)	• Integration between the Community Infrastructure Plan and the Kindergarten Infrastructure and Service Plan (KISP), including alignment between all aspects of planning (workforce, service model, Council's role in the service) with community infrastructure requirements. • General recommendations from functionality assessments centre around: – Acoustics and lighting – Opportunities to enhance child safety, such as installing swing-doors on children's toilet cubicles • Awareness of other providers in and around Yarra. • Advocacy regarding coordinated planning for early education and primary schools. • Make best use of grant programs such as Building Blocks grants to invest in infrastructure to meet modern requirements and capacity needs. • A suite of infrastructure that can flex and adapt to community needs (type of service, age of children).

Service category	Summary points	What helps us to understand community need?	Key considerations
	Yarra's borders or on key transport routes, they attract residents from outside of Yarra, particularly residents from neighbouring Councils. Some residents also attend services outside the municipality. There are opportunities to improve the functionality of children's services community infrastructure to align to contemporary requirements.		
Family Services	Family services include community infrastructure for: • Maternal and child health appointments • Spaces or group programs for social and development outcomes of babies/young children and parents • Playgroups • Other spaces, such as toy library and immunisations and others. The Community Infrastructure Plan will plan for consulting rooms and flexible program spaces, while maintaining awareness of infrastructure needs for other family services. In planning community infrastructure for family services: • There is increasing complexity in supporting vulnerable families, resulting in longer or more frequent appointments and a drive for highly accessible services	• Local-level population data relating to babies (birth notifications and families who move into or around Yarra) • Population projections of babies, changes in fertility rates • A broad range of demographic trends co-relating to access, inclusion and equity for parents and children. • Trends in enrolment data.	• Integration or co-location of service with other children's or community services to support easier access, seamless service delivery, increased professional support for staff, increased safety and reduced isolation, space sharing, and economic and environmental benefits. • General recommendations from functionality assessments centre around: – Lighting, acoustics, accessibility to get to community infrastructure and within community infrastructure – Ability to conduct Maternal and Child Health appointments in line with service frameworks and guidelines – Safety for staff and families • Increase the availability of flexible spaces to support group programs, that are welcoming for families and babies – adequate size for programs with spaces for prams (doorway widths, storage and circulation)

Service category	Summary points	What helps us to understand community need?	Key considerations
	• There is a desire for well-located infrastructure to enable parents to walk to appointments or programs with ease • There is a desire to co-locate family services with other children's services or community uses such as library • Spaces for family services can be used for other purposes outside of core service delivery, for example allied health services		– access to toilets and baby change – clean (happy to lay your baby on the floor) – comfortable furniture, including chairs for breastfeeding mothers – Lockable storage for program materials – Group presentation resources such as audio-visual equipment, whiteboards) • Consideration of requirements for additional services such as immunisation, toy library and other spaces • Opportunities to utilise community infrastructure for additional purposes.
Youth Services	In Yarra, we currently have two community hubs dedicated to youth (people aged 12 – 25 years), which are the Richmond Youth Hub (owned by DFFH) and Yarra Youth Centre in Fitzroy. Council also supports the Drum in Collingwood to provide youth services within the local area, including from DFFH-owned space on the Collingwood Housing Estate In planning community infrastructure for youth services: • We will consider a well-distributed network of enhanced community spaces that facilitate dedicated (but not necessarily exclusive) service delivery for youth.	• Population forecasts for youth population • A broad range of demographic trends relating to access, inclusion and equity for youth and their caregivers (as appropriate) • Service participation • Household and dwelling types for youth • Education and employment, including unpaid work and youth disengagement	• Advocate to retain / expand community infrastructure for youth services within the North Richmond and Collingwood. • Facilitate service provision through place-based multi-use community infrastructure that enables interest, social connection, activity or recreation. This may include service provision within neighbourhood houses, libraries, community centres, leisure and recreation facilities. • Community infrastructure requirements specific to youth services include: – Accessibility, considering practicality of transport options for young people

Service category	Summary points	What helps us to understand community need?	Key considerations
	• Future infrastructure may be owned or managed by Council or may be complemented by externally provided spaces.		– Provision of suitable amenities, including consideration for child safety and supervision – Potential consideration for shower and laundry facilities • Assess the functionality of community infrastructure assets for youth services
Seniors Services	In Yarra, we currently have one community hub dedicated to people aged 65 years and over with specific needs, which is the Willowview Centre in Collingwood. We also have the Djerring Centre as a community hub dedicated to people aged 65 years and over with general needs. The Richmond Seniors Centre is another facility within Yarra. The community spaces on the third floor of Bargoonga Nganjin North Fitzroy Library are built to enhanced design standards that supports the delivery of services for older people with specific needs. In planning community infrastructure for seniors services: • We will consider a well-distributed network of enhanced community spaces that facilitate dedicated (but not necessarily exclusive) service delivery for seniors. • Future infrastructure may be owned or managed by Council or may be complemented by externally provided spaces.	• Population forecasts for seniors population • A broad range of demographic trends relating to access, inclusion and equity for seniors and their caregivers (as appropriate) • Service participation • Household and dwelling types for seniors • Education and employment for seniors, including unpaid work (as appropriate)	• Facilitate service provision through place-based multi-use community infrastructure that enables interest, social connection, life-long learning activity or recreation. This may include service provision within neighbourhood houses, libraries, community centres, leisure and recreation facilities. • Community infrastructure requirements specific to seniors services include: – Accessibility, considering practicality of transport options for seniors, including traffic patterns. – Provision of suitable amenities, including ambulant, access and Changing Places facilities for older people who require assistance with core activities – Physical design considerations, such as colour scheme; acoustics; wider doorways, corridors and circulation space; considerations for furniture, equipment, storage, etc. • Assess the functionality of community infrastructure assets for seniors services

Service category	Summary points	What helps us to understand community need?	Key considerations
Leisure	There are four leisure facilities in Yarra – Fitzroy Swimming Pool, Collingwood Leisure Centre, Richmond Recreation Centre, and Burnley Golf Course. This Community Infrastructure Plan focuses on maximising the use and functionality of the leisure infrastructure that exists. Community need will drive considerations around service demand, such as learn to swim and casual swimming, gym, group fitness and other programs. Assessments as part of the Community Services and Infrastructure Audit will determine the opportunities to make improvements that facilitate maximised use, with a focus on flexibility of infrastructure to adapt to needs.	• Population forecasts by age and gender • Housing forecasts by household type and dwelling type • Population data about workers, students, and visitors • A broad range of demographic trends relating to access, inclusion and equity across population cohorts • Service participation and usage data	• Commitment to get off gas • Opportunities to uplift community infrastructure to enable us to meet community need
Recreation	There are a variety of recreation opportunities available in Yarra which are not evenly distributed across the municipality. Land is restricted to facilitate an increase in sports-related infrastructure, so the focus of the Community Infrastructure Plan centres around making the best use of what we have and enhancing the flexibility of spaces to meet a variety of needs and respond to demand, while seeking opportunities to expand where we can. We will also consider the use of supporting assets (e.g. multi use cricket nets) that can increase sports participation and alleviate pressures on primary assets.	• Population forecasts by age and gender • Housing forecasts by household type and dwelling type • Population data about workers, students, and visitors • A broad range of demographic trends relating to access, inclusion and equity across population cohorts • Sports participation trends and bookings • Physical condition of playing surfaces and hours of use • Sports provision, as identified by State Sporting Associations to track where	• Undertake a sports provision and participation mapping study to understand the changing and growing demands in sports participation and the current places and spaces where recreation infrastructure exists or could exist to respond to projected demand. • General recommendations from functionality assessments for pavilions centre around: – Gender equity within change facilities – Improved and consistent signage – Opportunities for general uplift and modernisation

Service category	Summary points	What helps us to understand community need?	Key considerations
	We recognise that pavilions play an important role in supporting service delivery for structured sport, where pavilions do not drive demand themselves. Pavilions can also play a role in supporting other community service and infrastructure needs outside of typical playing hours. Functionality assessments have been carried out for all pavilions and playing surfaces of recreation reserves.	Yarra sits in the context of these benchmarks	• Extend functionality assessments to broader components of recreation reserves.
Library	In Yarra, we have five libraries that are reasonably distributed through the municipality, as well as reasonably accessible libraries provided within neighbouring municipalities. Yarra has a high library floorspace provision compared to other Victorian municipalities, and space is well utilised with very high utilisation across multiple areas such as memberships, visits, borrowings, program attendance, Wi-Fi sessions). Resident library members are typically loyal to their local library, with some preference to Bargoonga Ngangin North Fitzroy Library as a larger, contemporary library which is co-located with other services. Equity considerations demonstrate a prioritisation towards Collingwood and Fitzroy libraries to respond to higher levels of community need. These equity considerations are also found in the North	• Population forecasts by age and gender • Housing forecasts by household type and dwelling type • Population data about workers, students, and visitors • A broad range of demographic trends relating to access, inclusion and equity across population cohorts • Service participation and library usage data	• Future service offering options at each location (perhaps not the same in each place), tailored to local need and responsive to growth. • Investigate potential solutions to increase access to library service options in North Richmond, where no offering currently exists. • General recommendations from functionality assessments centre around: – Line of sight, safety for staff and users – Improvements relating to equity and inclusion – Tired and dated appearance, tired and mis-matched furniture • Innovative solutions to maximise service access, such as satellite service provision, digital borrowing, program offering in other locations. • Multi-use / community hub as a future library building model.

Service category	Summary points	What helps us to understand community need?	Key considerations
	Richmond area where there is also a higher level of community need. In planning community infrastructure for libraries: • We need to consider the changing nature of libraries with increasing demand to physically access libraries to participate in services, programs, activities, or utilise space, balanced against the increasing demand for digital borrowings. • We need to deepen our understanding the changing nature of libraries in the context of growing and changing community need.		
Neighbourhood Houses	Yarra has nine neighbourhood houses, which are embedded within communities to deliver responsive, locally focussed programs. Some are located within Council-owned assets, with the remaining houses predominantly leasing sites from State Government agencies. Council also has arrangements with Neighbourhood Houses to manage all or part of community hubs on Council's behalf (for example, Richmond Community Learning Centre is currently managing part of the Studio One Community Hub). Neighbourhood houses emerged through the 1970s as a model to address experiences of social marginalisation, which are deliberately based on community development principles and operate firmly within a social justice framework, as	• Population forecasts by age and gender • Housing forecasts by household type and dwelling type • Population data about workers, students, and visitors • A broad range of demographic trends relating to access, inclusion and equity across population cohorts • Service participation and library usage data	• Partner with Neighbourhood Houses to advocate to retain / expand community infrastructure for neighbourhood houses within public housing estates • Provision of flexible community venue spaces for additional program offering

Service category	Summary points	What helps us to understand community need?	Key considerations
	outlined in the *Yarra Neighbourhood House Partnership Framework*. While not every neighbourhood in Yarra is equally serviced by a dedicated Neighbourhood House, the Neighbourhood Houses also make use of flexible hireable spaces to expand their service offering and reach within the community. While Neighbourhood Houses are already well-catered in Yarra, it is anticipated that growth will place higher demand on Council's flexible hireable spaces in libraries, community hubs and community halls.		
Creative and Cultural Services	Creative and cultural services exist to provide opportunities to create, display and exhibit; to rehearse and perform; or to view and experience art and culture in Yarra. Cultural infrastructure facilitates these opportunities. There is a need to distinguish creative and cultural services in Yarra that supports Yarra's thriving and changing arts economy to manufacture and export art, as well as community-based opportunities as part of participation and experience in community life in Yarra. Council's provision of cultural infrastructure opportunities includes both community-based opportunities, as well as some opportunities for manufacture and export, both within indoor and outdoor spaces. These opportunities are provided in an ad-hoc way, where a strategic approach and clarity on Council's role(s) relating to the	• Demographic and economic data relating to creative industries and the people who work within Yarra's creative industries • Participation in creative and cultural services in Yarra and demand on cultural infrastructure • Distribution, type, and use of cultural infrastructure in Yarra and surrounding area	• Undertake a creative industries mapping study to understand the current places, spaces and cultural infrastructure that exists in Yarra to support both local production and presentation. • Opportunities to uplift cultural infrastructure to meet contemporary needs, while respecting heritage.

Service category	Summary points	What helps us to understand community need?	Key considerations
	provision of cultural infrastructure is merited.		
Community Venue	**Small community meeting rooms 1-20 people** Small rooms can be used for smaller group activities, committee meetings, smaller flexible service programming, and used for appointments in addition to consulting spaces. **Medium community meeting rooms 20-50 people** Medium rooms are most likely required for the bulk of family services group programs, youth programs, seniors and disability programs, as well as general community use, therefore recommending the higher side of provision. **Large community meeting rooms 50-100 people** Assume that two medium sized rooms could be used as one large room, where each is measured separately, despite being the same space. Further work is required to determine whether this measure also includes dedicated town/community hall spaces, or social spaces within pavilions. Council service provision, as well as use by not for profit / community organisations, or general community use. **Community Hall**	• Population forecasts by age and gender • Housing forecasts by household type and dwelling type • Population data about workers, students, and visitors • A broad range of demographic trends relating to access, inclusion and equity across population cohorts • Council service demand • Quantity, type, frequency of bookings • Suitability of spaces for booking purpose (e.g. size, type of booking, functionality of the space for booking purpose) • Requests for consideration of reduction in hire fees	• Location/distribution and quality/functionality of community venues for community service delivery and community use. • Strategies to address unmet service demand • Improvements to community venue booking system and process for improved customer experience and monitoring of demand / utilisation • Storage requirements to support use of community venues for regular hirers or service providers • Integration / co-location of community venue spaces with other services and infrastructure • Modernising spaces and places while also balancing heritage value (if it exists) • Functionality of existing infrastructure, for intended use(s) • Future needs and operating models within new/redeveloped infrastructure • Complete functionality assessments for all community venues

Service category	Summary points	What helps us to understand community need?	Key considerations
	Legacy spaces within town halls and community halls that may duplicate larger community meeting rooms, but also provide additional purposes, particularly for events, performances or rehearsals. **Social rooms within sports pavilions** Opportunities to maximise use of social rooms within sports pavilions for a broader range of service offering. **The Learning Bank, North Richmond** Yarra established The Learning Bank in partnership with the Victorian Government, as a service hub in Victoria Street, Richmond. It focuses on community-centric adult education and life skills, business training and 'Retail Ready' job readiness programming, as well as being home to Thread Together - a not-for-profit clothing hub, a food relief program, and having strong ties to the Yarra Youth Hub, the Neighbourhood Justice Centre. The Learning Hub is jointly funded until the end of the 2025/26 financial year. **Kitchen** Ancillary to other community venues, as well as recreation facilities and neighbourhood houses to support community use. Commercial kitchens are also required for service provision of long day early education and care. In planning community infrastructure for community venues: • We need to better understand functionality / fitness for purpose and		

Service category	Summary points	What helps us to understand community need?	Key considerations
	utilisation of spaces for service delivery and community use • We need to improve access and automation of venue hire services across Council facilities		
Public Toilets and Change Facilities	There are a variety of Council-owned and managed public toilet facilities across Yarra, which may be included in parks and open space, associated with recreation infrastructure, along streetscapes, or within community facilities. There is one Changing Places facility in the Bargoonga Nganjin North Fitzroy Library. Some toilets are traditional non-automated toilets, whereas some are automated toilets with a self-washing function and a limit on occupation time to discourage on-going occupation. All public toilets are cleaned at least once per day, but more frequently in some locations based on typical usage patterns. In addition to Council-provided toilets, there are some toilets provided by Parks Victoria and toilets within publicly accessible spaces in other places such within the city such as railway stations, shopping centres and service stations. Public toilets do not attract people independently, but support other services and infrastructure, where the driver is about convenience in places needed. The *Public Toilet Strategy 2017* identified the need for new public toilets in the municipality in particular areas of demand, some of which but not all have yet been	• Customer enquiries and concerns, consultation with other Council departments • Indicators of utilisation, including vandalism and safety incidents • Internal audit findings and reviews from the *Public Toilets Strategy 2017*	• Replace the *Public Toilets Strategy 2017* with a Public Toilet Policy to consider opening hours for public toilets, naming conventions, and how Council prioritises the types of toilets it provides. • Expand Council's understanding of public toilets provided by others in Yarra • Strategic provision of Changing Places facilities within key community infrastructure precincts • Explore potential provision of shower and laundry facilities.

Service category	Summary points	What helps us to understand community need?	Key considerations
	delivered. Operating hours for toilets vary depending on the local context, with longer operating hours within activity centres. There are opportunities for Council to consider: • The location and distribution of public toilets across Yarra. • The real and perceived safety concerns within toilet facilities, including design, visibility, user confidence, opening hours and cleaning regimes • Gender equity and toilet provision, including consistent naming conventions for toilet type • Accessibility and universal design, including provision of accessible toilets and Changing Places infrastructure • The provision of shower facilities in supporting people experiencing homelessness in workforce participation and social inclusion, where provision of facilities should balance the promotion of dignity, hygiene and social inclusion with the imperative of ensuring community safety. • Tourism and economic benefit to facilitate visitors in Yarra • Amenity and environmental benefits of reducing public urination • Operational risks and management measures		

Service category	Summary points	What helps us to understand community need?	Key considerations
Property	Council has a variety of properties that are leased or licensed to other organisations for the purposes of delivering a broad range of community services and uses. The Community Infrastructure Plan aligns with the Property Strategy to determine the demand for community services and infrastructure, and the opportunities to support other organisations providing services within Yarra.	• Community service needs identified elsewhere through the Community Infrastructure Plan. • Enquiries regarding property leasing or licensing.	• Future demand for community services in Yarra and the opportunities for existing properties to meet demand • The functionality of properties to meet community service demands, to be assessed at the time when leases or licenses are due to end/renew. • Ensuring equity and transparency in the allocation of community properties by type of use, to meet community need.

Neighbourhood profiles

Neighbourhood profiles provide a place-based approach to understanding the needs for community services and infrastructure over time.

While not all community infrastructure is needed at a neighbourhood level, consideration is given to the accessibility of infrastructure that is located nearby and the reasonable expectation for people to travel to access community services and programs.

Neighbourhood profiles are used to consider the demand for community services and infrastructure over time and the challenges and opportunities to meet those needs, noting that analysis of future demand does not reflect the Victorian Government's housing targets for Yarra, and analysis of current trends reflects ABS Census 2021 data, where the Census was conducted when Melbourne was in a COVID-19 lockdown period. Considerations of potential opportunities will be driven by the Community Infrastructure Plan strategic framework objectives and principles.

Abbotsford

Key features

Some of the key features in Abbotsford include:

- Victoria Street Activity Centre, on the southern border of Abbotsford
- Abbotsford Primary School
- The Carlton United Breweries site, which is planned for redevelopment
- Collingwood Town Hall precinct, including surrounding infrastructure such as the Djerring Centre, Willowview Centre, Collingwood Library and Gahan Reserve
- Victoria Park in the northern section of Abbotsford
- Collingwood Children's Farm
- Abbotsford Convent, and the Sophia Mundi Steiner School.

Population indicators

Cultural diversity: 34.0% of residents born overseas (28.7% for Yarra). 23.4% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 77.5% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 4.0% (3.8% for Yarra). Affluent area, with 45.2% of households in the 'highest' household income quartile (44.7% for Yarra).

Jobs: 11.37% of jobs in Yarra are based in Abbotsford, producing $4.9b of economic output. The manufacturing industry produces the most economic output in the area, and the Professional, Scientific and Technical Services industry produces the greatest number of jobs in the area.

Housing: 38.4% lone person households (35.1% for Yarra) and 28.2% couples without children (26.8% for Yarra). 49.9% households privately renting (43.0% for Yarra) and 25.4% households with a mortgage (22.8% for Yarra).

Health: 3.5% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (75 years and over, at a rate higher than the Yarra average). 3.7% 0–5-year-olds and 3.0% of 10–19-year-olds needing assistance with core activities (2.1% and 2.6%, respectively for Yarra). 31.1% people with at least one long-term health condition (31.5% for Yarra). Most common health conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 9,900 people

2036: 12,300 people

2046: 14,300 people

Growth is expected across all age groups, particularly young families, working adults, and seniors.

Precinct Summary

The following table outlines the community infrastructure that is owned or managed by Council.

Location	Community Infrastructure	Address	Suburb	CIP Category
Gahan's Reserve	Abbotsford Maternal & Child Health Centre	Park Street (Gahans Reserve)	Abbotsford	Family Services
	Sports Court – half basketball	Park Street (Gahans Reserve)	Abbotsford	Recreation
Collingwood Library	Collingwood Library	7-11 Stanton Street	Abbotsford	Library
	Collingwood Library Meeting Room	7-11 Stanton Street	Abbotsford	Community Venue
	Public Toilets	7-11 Stanton Street	Abbotsford	Public Toilets

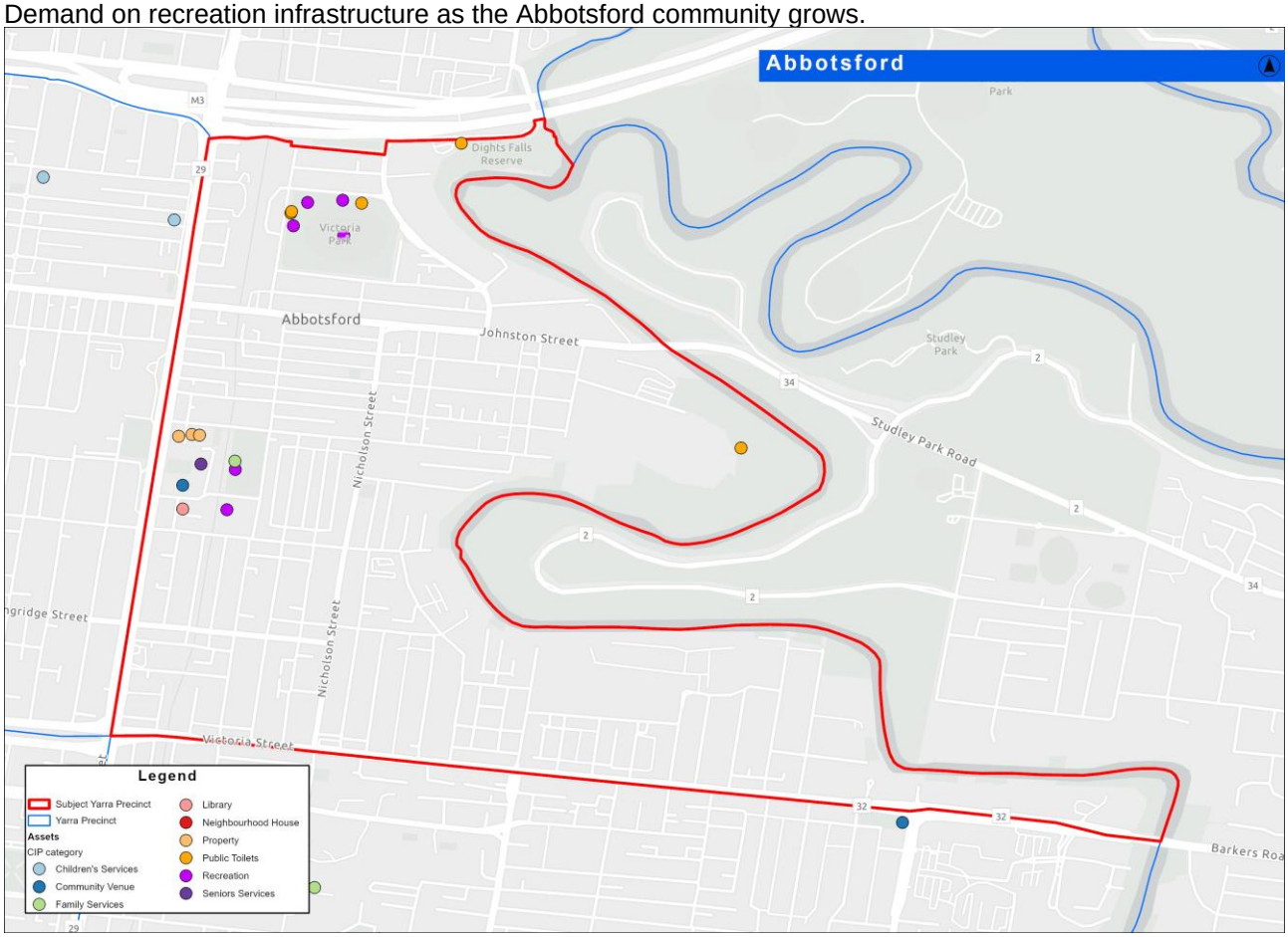
Collingwood Town Hall Precinct	Collingwood Town Hall	140 Hoddle Street	Abbotsford	Community Venue
	Djerring Centre	Eddy Court	Abbotsford	Community Venue (Seniors Services)
	Willowview Centre	6 Eddy Court	Abbotsford	Seniors Services
	Collingwood Sailors & Soldiers Memorial Hall	150-152 Hoddle Street	Abbotsford	Property
	Factory	117 Vere Street	Abbotsford	Property
	Factory	119-123 Vere Street	Abbotsford	Property
Stanton Street Hall	Stanton Street Hall	17 Stanton Street	Abbotsford	Community Venue
Victoria Park	Sports Field – AFL	Abbot Street & Lulie Street	Abbotsford	Recreation
	Bob Rose Stand	14 Lulie St	Abbotsford	Recreation
	Ryder Stand	20 Abbott St	Abbotsford	Recreation
	Sherrin Stand	Lulie St	Abbotsford	Recreation
	Public Toilets	Abbott St	Abbotsford	Public Toilets
Collingwood Children's Farm	Public Toilets	3 St Heliers St	Abbotsford	Public Toilets
Yarra River Parklands – Dights Falls	Public Toilets	112A Trenerry Crescent	Abbotsford	Public Toilets

Key considerations

- Council's response to increasing demand for children's and family services in Abbotsford
- Future library service demand, generated by Abbotsford and surrounding neighbourhoods
- Future purpose for the Collingwood Town Hall precinct, including but not limited to community use for the Collingwood Town Hall and the future use for the Collingwood Sailors and Soldiers Memorial Hall, and the potential provision of affordable housing in this area which would generate additional community need[2].
- Revitalisation of Victoria Street and any potential community service and infrastructure opportunities
- Revitalisation and future purpose for Victoria Park to meet the needs for future generations.

[2] Associated with an initiative in the Annual Budget 2025/26 to reactivate the Collingwood Town Hall precinct housing proposal in order to secure and advocate for funding and approvals to progress this project.

Demand on recreation infrastructure as the Abbotsford community grows.



Carlton North – Princes Hill

Key features

Some of the key features of Carlton North and Princes Hill include:

- Rathdowne Village
- Schools including Princes Hill Primary School, Princes Hill Secondary School, and Carlton North Primary School
- Carlton Neighbourhood Learning Centre, which is not owned by Council.

Some of the key features outside of Yarra, adjacent to Carlton North and Princes Hill include:

- Princes Park
- Royal Park and Melbourne Zoo
- Kathleen Syme Library
- Melbourne University and related facilities within the university precinct.

Population Indicators

Note: Carlton North and Princes Hill have been areas that have typically attracted overseas students to live, due to proximity to tertiary education opportunities around Carlton and Melbourne. Due to the Covid-19 Pandemic, many overseas students returned home, and this is reflected in data captured through the ABS Census 2021, which is likely to impact results listed in this section.

Cultural diversity: 22.7% of residents are born overseas (28.7% for Yarra). 14.3% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 73.3% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 3.9% (3.8% for Yarra). Affluent area, with 39% of households in the 'highest' household income quartile (44.7% for Yarra).

Jobs: 2.14% of the 98,000 jobs in Yarra are based in Carlton North – Princes Hill, producing $587.1m of economic output. The construction industry produces the most economic output, and the Education and Training industry produces the greatest number of jobs in the area.

Housing: 28.3% couples without children (26.8% for Yarra). High rate of lone person households at 27.3% (35.1% for Yarra). Higher rates of all other household types than Yarra (family households, group households). 43.5% households privately renting (43.0% for Yarra) and 29.0% households fully own their home (19.3% for Yarra).

Health: 2.9% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (80 years and over, at a rate lower than the Yarra average). 5.1% 0–5-year-olds needing assistance with core activities (2.1% for Yarra). 33.6% people with at least one long-term health condition (31.5% for Yarra). Most common health conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 8,500 people

2036: 8,800 people

2046: 8,700 people

There is little growth expected in Carlton North – Princes Hill. Growth in elderly people (80 years and over) is expected to be particularly high. Small growth is expected for young children and middle-aged adults, particularly within the next 10 years. Populations of young adults is expected to decline.

Precinct Summary

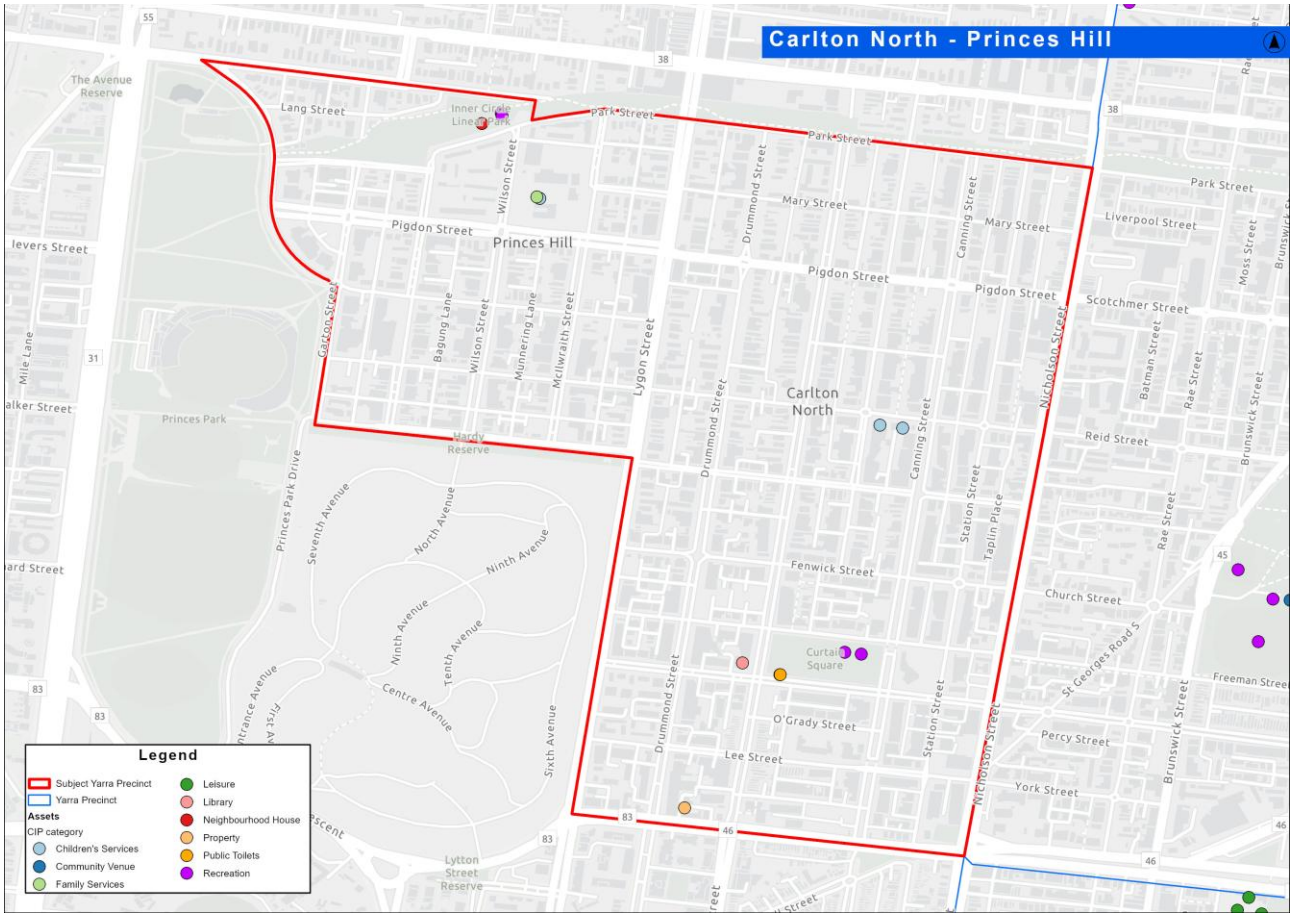
The following table outlines the community infrastructure that is owned or managed by Council.

Location	Community Infrastructure	Address	Suburb	CIP Category
North Carlton Children's Centre	North Carlton Children's Centre	481 Canning Street	Carlton North	Children's Services
Princes Hill Primary School	Princes Hill Kindergarten	Corner Wilson Street & Pigdon Street	Princes Hill	Children's Services

	Princes Hill Maternal and Child Health Centre	Corner Wilson Street & Pigdon Street	Princes Hill	Family Services
Carlton Library	Carlton Library	653-659 Rathdowne Street	Carlton North	Library
	Carlton Library meeting room	653-659 Rathdowne Street	Carlton North	Community Venue
	Public Toilets	653-659 Rathdowne Street	Carlton North	Public Toilets
Dancehouse	Carlton Hall	150-154 Princes Street	Carlton North	Property
North Carlton Railway Station Neighbourhood House	North Carlton Railway Station Neighbourhood House	20 Solly Avenue	Princes Hill	Neighbourhood House
Gallagher Reserve	Bocce Rink Club House	20 Solly Avenue	Princes Hill	Recreation
	Sports Court – Bocce	20 Solly Avenue	Princes Hill	Recreation
Curtain Square	Public Toilets	Cnr Newry Street & Rathdowne Street	Carlton North	Public Toilets
	Sports Court – Basketball	Rathdowne Street	Carlton North	Recreation
	Sports Court – Netball	Rathdowne Street	Carlton North	Recreation
	Public Toilets	Cnr Newry Street & Rathdowne Street	Carlton North	Public Toilets
Nicholson Street	Public Toilets (Automated)	Nicholson Street, between Richardson Street and Park Street	Carlton North	Public Toilets

Key considerations

- Maintain, modernise and increase the functionality of existing infrastructure for use by future generations, such as children's and family services, library, community meeting rooms, and others
- Consider the needs for recreation and leisure, noting the availability of surrounding infrastructure in other parts of Yarra and outside of Yarra.


Carlton North - Princes Hill
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Family Services
Leisure
Library
Neighbourhood House
Property
Public Toilets
Recreation
Princes Hill
Carlton North
Princes Park
Hardy Reserve
Lytton Street Reserve
Curtain Square
Park Street
Pigdon Street
Mary Street
Reid Street
Fenwick Street
Church Street
Lee Street
O'Grady Street
Percy Street
York Street
Lang Street
Wilson Street
Drummond Street
Canning Street
Nicholson Street
Lygon Street
Station Street
Brunswick Street
Rae Street
Scotchmer Street
Liverpool Street
Princes Park Drive
Seventh Avenue
North Avenue
Ninth Avenue
Tenth Avenue
Centre Avenue
Sixth Avenue
Bagung Lane
Munnering Lane
McIlwraith Street
Garton Street
Taplin Place
St Georges Road S
Freeman Street
Batman Street
Moss Street
The Avenue Reserve
Inner Circle Linear Park

Central Richmond

Key features

Some of the key features of Central Richmond include:

- Bridge Road, including Epworth Hospital and the Richmond Town Hall precinct
- Swan Street
- Richmond Train Station as a significant interchange for multiple metropolitan and regional train lines
- Richmond Neighbourhood House, which is not owned by Council
- Victoria Gardens Shopping Centre
- Private schools, including Melbourne Girls' College and St Kevin's College Waterford Campus.

Some of the key features outside of Yarra, adjacent to Central Richmond include:

- Yarra Park, and the Melbourne Sports and Entertainment Precinct.

Population Indicators

Cultural diversity: 24.5% of residents are born overseas (28.7% for Yarra). 14.8% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 77.6% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 2.6% (3.8% for Yarra). Affluent area, with 44.4% of households in the 'highest' household income quartile (44.7% for Yarra).

Jobs: Approximately 9.87% of the 98,000 jobs in Yarra are based in Central Richmond, producing $3.1b of economic output. Professional, Scientific and Technical Services is the most common industry in Central Richmond for both economic output and number of jobs in the area. This data includes jobs and economic output generated from both sides of Swan Street, however other demographic data recognises Swan Street as the boundary between Central Richmond and South Richmond.

Housing: 27.5% couples without children (26.8% for Yarra) and 34.5% lone person households (35.1% for Yarra). Higher rate of group households than Yarra at 12.4% and 11.1%, respectively. 46.4% households privately renting (43.0% for Yarra). Higher rates of home ownership, with 24.5% households with a mortgage (22.8% for Yarra) and 21.3% households fully own their home (19.3% for Yarra).

Health: 3.2% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (75 years and over, at a rate similar or slightly higher than the Yarra average). 29.2% people with at least one long-term health condition (31.5% for Yarra). Most common health conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 14,300 people

2036: 16,500 people

2046: 16,900 people

Growth is expected across all age groups in the next 10 years, with most growth occurring in adult populations of all ages, particularly people in their late 20s, 40s and 50s, and elderly aged.

Growth in 10-20 years' time will be far more focused on older populations (50 years and older), with some growth continuing in younger populations (0-17 years).

Precinct Summary

The following table outlines the community infrastructure that is owned or managed by Council.

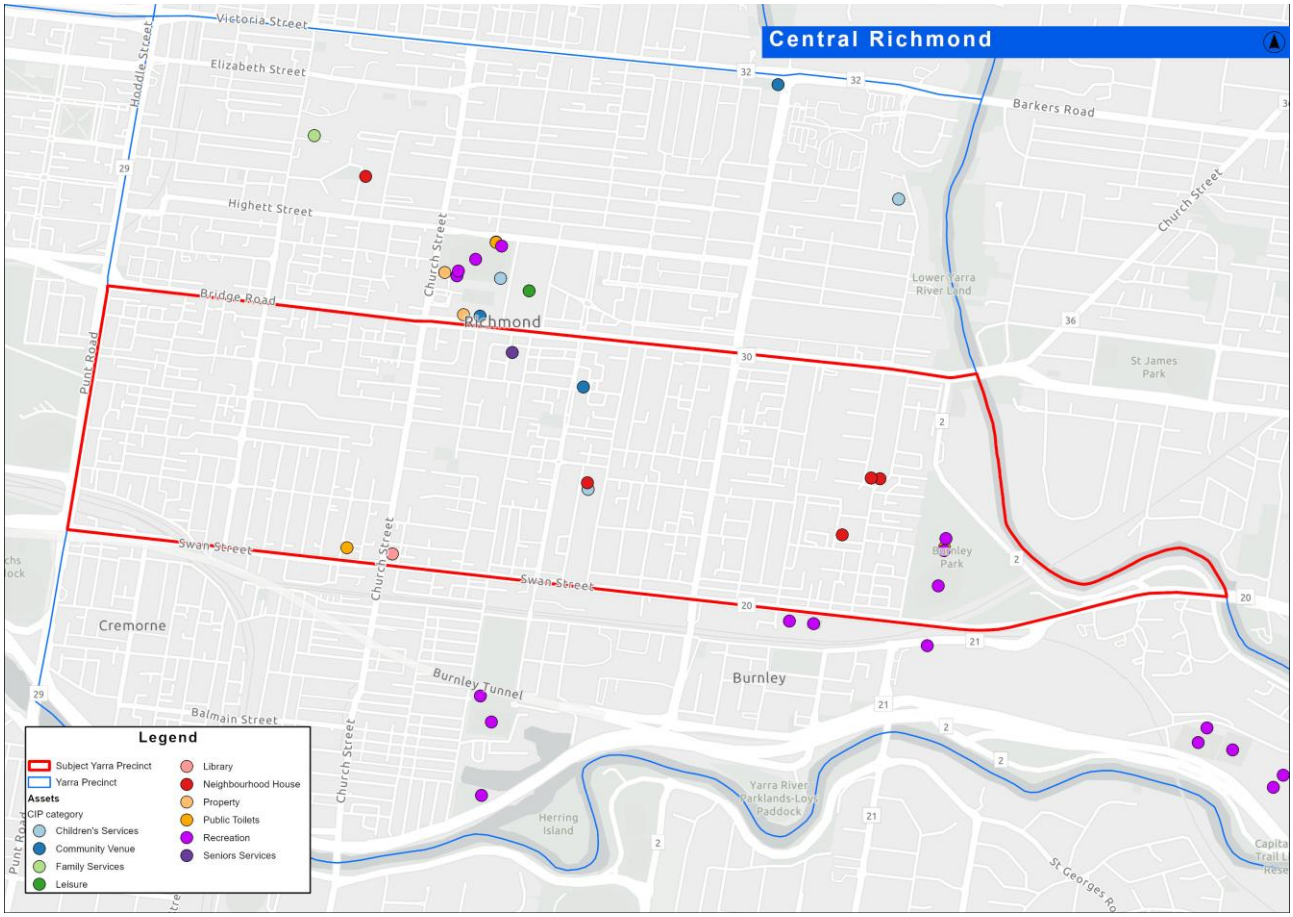
Location	Community Infrastructure	Address	Suburb	CIP Category
Richmond Kindergarten	Richmond Kindergarten	92-104 Lord Street	Richmond	Children's Services
Studio One Community Hub	Studio One Community Hub	15 Barnet Way	Richmond	Neighbourhood House
	South Richmond Maternal and Child Health Centre	15 Barnet Way	Richmond	Family Services

Richmond Senior Citizens Centre	Richmond Senior Citizens Centre	3 Hosie Street	Richmond	Seniors Services
Richmond Library	Richmond Library	415-417 Church Street	Richmond	Library
	Richmond Theatrette	415-417 Church Street	Richmond	Community Venue
	Richmond Library Meeting Room	415-417 Church Street	Richmond	Community Venue
	Carringbush Adult Education	415-417 Church Street	Richmond	Property
	Richmond Toy Library	415-417 Church Street	Richmond	Property
	Richmond and Burnley Historical Society	415-417 Church Street	Richmond	Property
	Women's Art Register	415-417 Church Street	Richmond	Property
	Public Toilets	415-417 Church Street	Richmond	Public Toilets
Jim Loughnan Hall	Jim Loughnan Hall	65-67 Coppin Street	Richmond	Community Venue
Burnley Backyard	Burnley Backyard	49 Tudor Street	Richmond	Neighbourhood House
The Stables	The Stables	19-21 Duke Street	Richmond	Neighbourhood House
Burnley Park	Sports Court – Basketball	Yarra Boulevard 150	Richmond	Recreation
	Sports Field – AFL/Cricket	Yarra Boulevard 150	Richmond	Recreation
	Public Toilets	Yarra Boulevard 150	Richmond	Recreation
Docker Street	Public Toilets	Docker Street	Richmond	Public Toilets

Key considerations

- Council's response to increasing demand for children's and family services
- Council's response to increasing demand for seniors' services
- Future community infrastructure needs within the Richmond Library building[3]
- Addressing ageing and underutilised community infrastructure.

[3] Associated with an initiative in the Annual Budget 2025/26 for preliminary investigations, feasibility and business case work for a future major redevelopment of the library


Central Richmond
Victoria Street
Elizabeth Street
Barkers Road
Hoddle Street
Highett Street
Church Street
Bridge Road
Richmond
Punt Road
Swan Street
Cremorne
Burnley Tunnel
Burnley
Balmain Street
Herring Island
Yarra River Parklands-Lo Paddock
St James Park
Lower Yarra River Land
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Family Services
Leisure
Library
Neighbourhood House
Property
Public Toilets
Recreation
Seniors Services

Clifton Hill

Key features

Some of the key features of Clifton Hill include:

- Eastern Freeway and Alexandra Parade, as a key transport connection into and through Yarra
- Heidelberg Road
- Clifton Hill Train Station junction
- Yarra Bend Park and other public and recreation open space along the Merri Creek to the east of Clifton Hill, including the Merri Creek trail
- Collingwood Leisure Centre and Mayor's Park precinct and nearby Darling Gardens.

Some of the key features outside of Yarra, adjacent to Clifton Hill include:

- Northcote and Fairfield libraries
- Northcote Theatre.

Population Indicators

Cultural diversity: 21.4% of residents are born overseas (28.7% for Yarra). 12.6% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 73.7% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 3.5% (3.8% for Yarra). Affluent area, with 47.9% of households in the 'highest' household income quartile (44.7% for Yarra).

Jobs: 1.97% of the 98,000 jobs in Yarra are based in Clifton Hill, producing $636m of economic output. The construction industry produces the most economic output in Clifton Hill, where the Health Care and Social Assistance industry produces the most jobs in Clifton Hill.

Housing: 28.8% couples without children (26.8% for Yarra), 26.8% lone person households (35.1% for Yarra), and 25.5% couples with children (14.5% for Yarra). 34.4% households privately renting (43.0% for Yarra). Higher rates of home ownership, with 29.7% households with a mortgage (22.8% for Yarra) and 28.7% households fully own their home (19.3% for Yarra).

Health: 4.2% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (75 years and over, at a rate higher than the Yarra average). 33.2% people with at least one long-term health condition (31.5% for Yarra). Most common health conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 7,000 people

2036: 7,400 people

2046: 7,500 people

While a relatively stable population overall, changes in age cohorts will contribute to changing community need over time, where growth is anticipated across older populations (60 years and over). Middle age groups (30s, 40s and 50s) are expected to decline.

Precinct Summary

The following table outlines the community infrastructure that is owned or managed by Council.

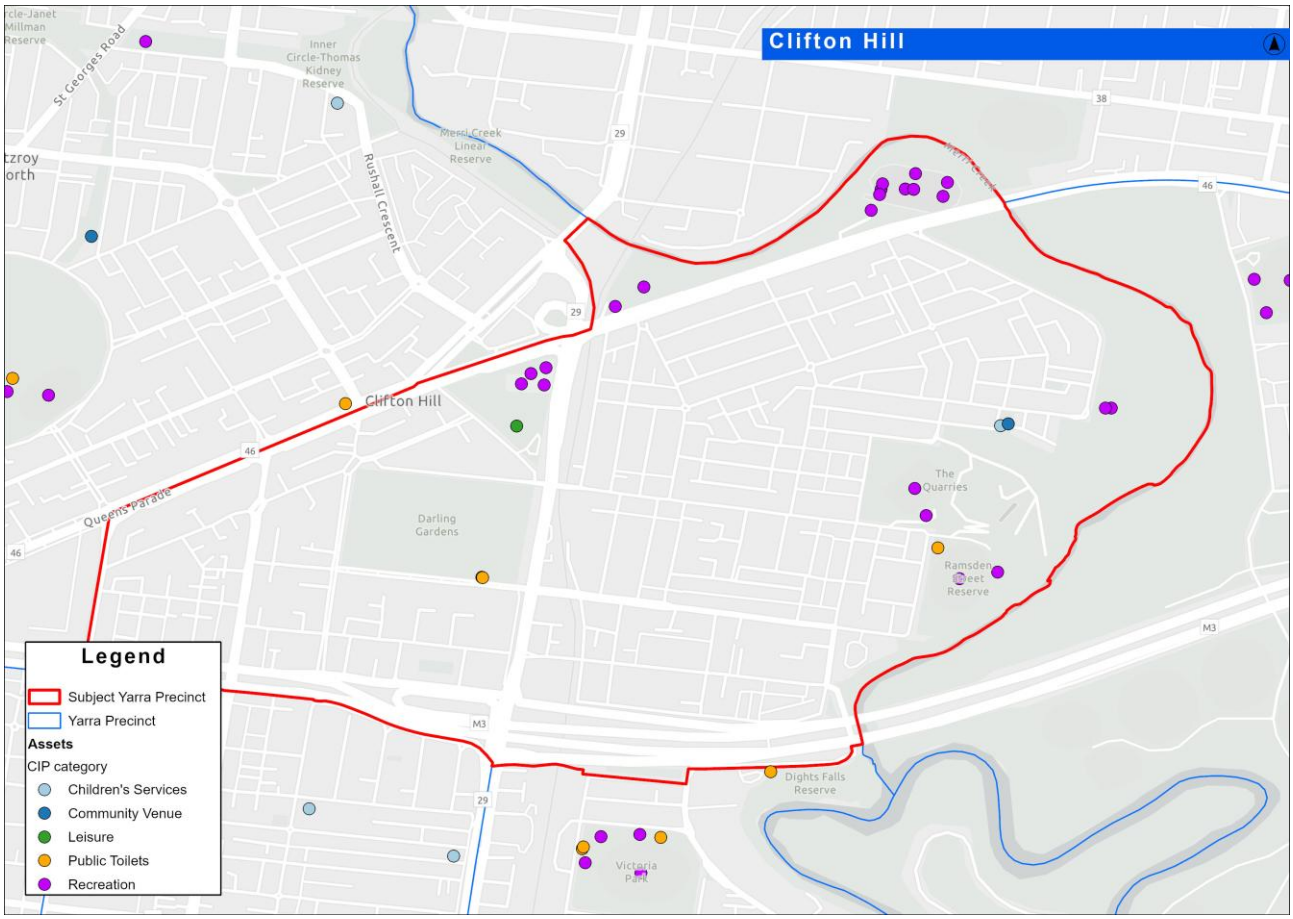
Location	Community Infrastructure	Address	Suburb	CIP Category
Walker Street Community Kindergarten	Walker Street Community Kindergarten	89 Walker Street	Clifton Hill	Children's Services
Clifton Hill Scout Hall	Clifton Hill Scout Hall	95 Walker Street	Clifton Hill	Property
Mayor's Park	Mayor's Park Tennis and Netball Centre	Turnbull Street	Clifton Hill	Recreation

Mayor's Park	Sports Court – Multi-use (2)	Turnbull Street	Clifton Hill	Recreation
Mayor's Park	Sports Court - Tennis	Turnbull Street	Clifton Hill	Recreation
Mayor's Park	Collingwood Leisure Centre	Turnbull Street	Clifton Hill	Leisure
George Knott Reserve	Ray Coverdale Pavilion	15 Heidelberg Road	Clifton Hill	Recreation
	Athletics	15 Heidelberg Road	Clifton Hill	Recreation
	Sports Field - Soccer	15 Heidelberg Road	Clifton Hill	Recreation
	Ray Coverdale Pavilion and Public Toilets	15 Heidelberg Road	Clifton Hill	Public Toilets
Coulson Reserve	Pavilion	1 Heidelberg Road	Clifton Hill	Recreation
	Sports Field – Soccer	1 Heidelberg Road	Clifton Hill	Recreation
	Pavilion and Public Toilets	1 Heidelberg Road	Clifton Hill	Public Toilets
Quarries Park	Yambla Street Reserve Pavilion	Yambla Street	Clifton Hill	Recreation
	Sports Field - Soccer	Yambla Street	Clifton Hill	Recreation
	Yambla Street Pavilion and Public Toilets	Yambla Street	Clifton Hill	Public Toilets
Ramsden Street Reserve	Pavilion	Field St cnr Ramsden Street	Clifton Hill	Recreation
	Sports Field – AFL/Cricket	Field St cnr Ramsden Street	Clifton Hill	Recreation
	Sports Court – Multi-use	Field St cnr Ramsden Street	Clifton Hill	Recreation
	Pavilion and Public Toilets	Field St cnr Ramsden Street	Clifton Hill	Public Toilets
	Cricket Practice Nets	The Esplanade	Clifton Hill	Recreation
	Sports Court – Half Basketball	The Esplanade	Clifton Hill	Recreation
	Public Toilets	237 Gold Street	Clifton Hill	Public Toilets
	Cricket Practice Nets	237 Gold Street	Clifton Hill	Recreation

Key considerations

- Council's response to increasing demand for children's and family services
- Increasing demand for library and community venues, recognising the availability of infrastructure in neighbouring Yarra suburbs, as well as outside of Yarra

- Uplift the Collingwood Leisure Centre to meet the needs for future generations[4]
- Uplift recreation infrastructure such as the Yambla Reserve pavilion to meet the needs for future generations[5].



[4] Associated with an initiative in the Annual Budget 2025/26 for the electrification of the Collingwood Leisure Centre.
[5] Associated with an initiative in the Annual Budget 2025/26 for the delivery of Yambla Pavilion.

Collingwood

Key features

Some of the key features of Collingwood include:

- Smith Street and Wellington Street precincts
- Gipps Precinct
- Hoddle Street as a key north-south transport connection through Yarra
- Significant public and social housing precincts, where the Collingwood public housing estate includes several community infrastructure opportunities including Collingwood Neighbourhood House and The Drum youth services, and adjacent community infrastructure at Collingwood College and CoHealth
- Collingwood Yards creative arts precinct
- Melbourne Polytechnic (Collingwood Campus).

Some of the key features outside of Yarra, adjacent to Collingwood include:

- Fitzroy Gardens.

Population Indicators

Cultural diversity: 24.8% of residents are born overseas (28.7% for Yarra). 24.8% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 74.8% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 5.0% (3.8% for Yarra). Net rate of affluence, with 33.6% of households in the 'highest' household income quartile (44.7% for Yarra). Higher rates of low-income households, with 21.5% of households in the 'lowest' household income quartile (18.5% for Yarra),

Jobs: 14.61% of the 98,000 jobs in Yarra are based in Collingwood, producing $5.1b of economic output. Professional, Scientific and Technical Services is the most common industry for both economic output and number of jobs.

Housing: 40.0% lone person households (35.1% for Yarra), 27.5% couples without children (26.8% for Yarra). Larger proportion of one parent families compared to Yarra (6.4% and 6.0%, respectively). 45.9% households privately renting (43.0% for Yarra), and 15.0% households renting social housing (8.1% for Yarra). Lower rates of home ownership, with 21.1% households with a mortgage (22.8% for Yarra) and 10.2% households fully own their home (19.2% for Yarra).

Health: 3.9% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (60 years and over, at a rate higher than the Yarra average). 29.7% people with at least one long-term health condition (31.5% for Yarra). Most common health conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 10,800 people

2036: 12,900 people

2046: 14,400 people

Growth is anticipated across all age groups, particularly across children, youth, young adults and middle-aged adults in the next 10 years. In 10 to 20 years' time, higher rates of growth are expected in older populations (50 years and over, especially in elderly aged populations).

Precinct Summary

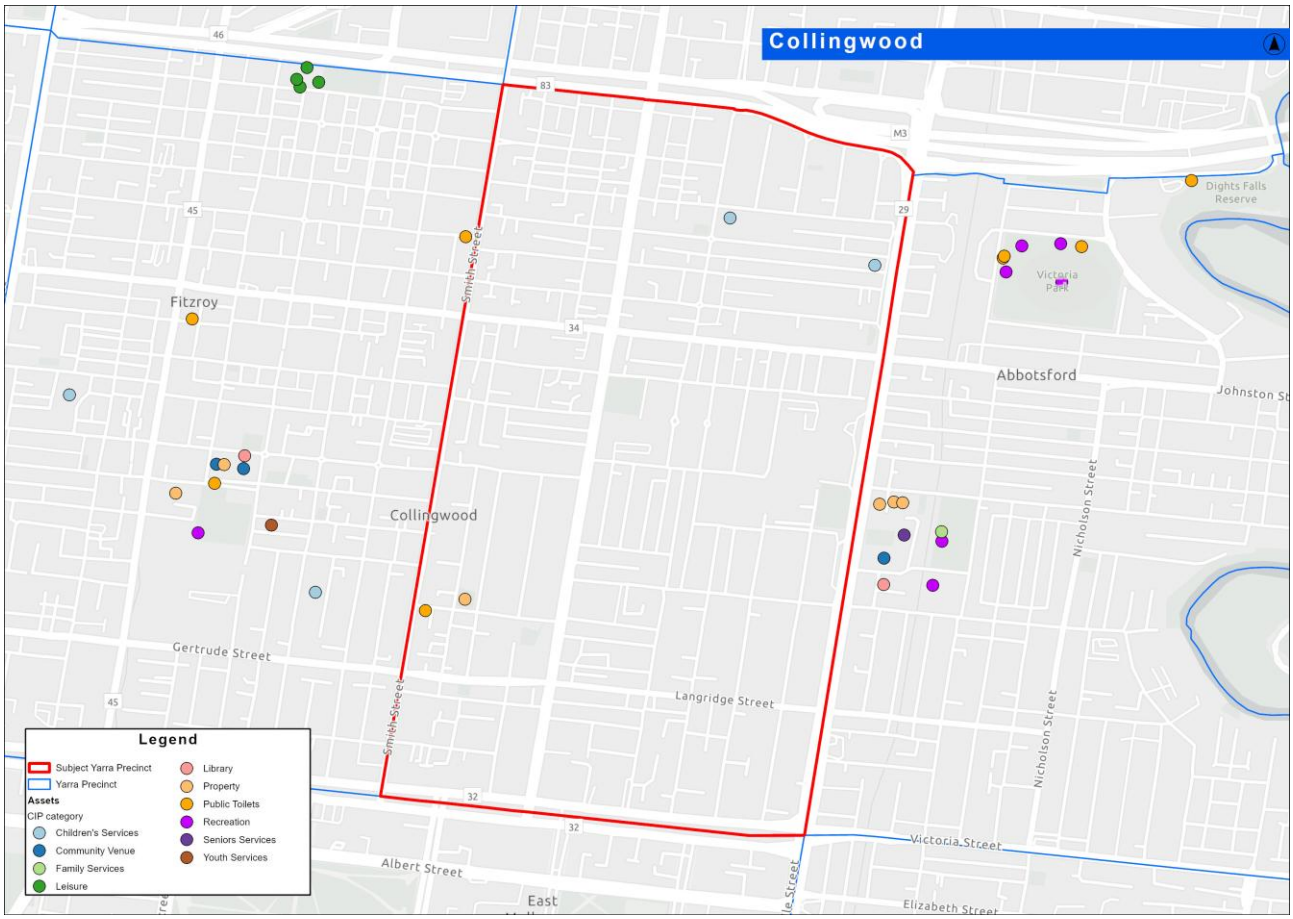
The following table outlines the community infrastructure that is owned or managed by Council.

Location	Community Infrastructure	Address	Suburb	CIP Category
Gold Street Children's Centre	Gold Street Children's Centre	58-64 Gold Street	Collingwood	Children's Services
	Collingwood Maternal and Child Health Centre	58-64 Gold Street	Collingwood	Family Services

Keele Street Child Care Centre	Keele Street Children's Centre	177 Keele Street	Collingwood	Children's Services
Yallabirrang Kindergarten	Yallabirrang Kindergarten	49 Vere Street	Collingwood	Children's Services
Wellington Street	Arts & Craft Gallery	57 Wellington Street	Collingwood	Property
Office – Peel Street	Office – Peel Street	12-16 Peel Street	Collingwood	Property
Peel Street, cnr Smith Street	Public Toilets (Automated)	Cnr Peel Street & Smith Street	Collingwood	Public Toilets
Otter Street, cnr Smith Street	Public Toilets (Automated)	Otter Street cnr Smith Street	Collingwood	Public Toilets

Key considerations

- Preservation and growth of community infrastructure at the Collingwood public housing estate
- Access to local community infrastructure opportunities, such as library and family services, recognising that Hoddle Street is a barrier to accessing services located in Abbotsford
- Recreation opportunities within Collingwood and the potential ongoing community opportunities to utilise recreation offerings within the public housing estate and Collingwood College.



Cremorne, Richmond South and Burnley

Key features

Some of the key features of Cremorne, Richmond South and Burnley include:

- Cremorne global innovation precinct, which will drive significant economic development and employment opportunities. Bendigo Kangan Institute is also located in the precinct.
- City Link and Monash Freeway as a key transport connection into and through Yarra
- Swan Street precinct.

Some of the key features outside of Yarra, adjacent to Cremorne, Richmond South and Burnley include:

- Melbourne Sports and Entertainment Precinct.

Population Indicators

Cultural diversity: 22.4% of residents are born overseas (28.7% for Yarra). 11.2% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 81.2% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 2.2% (3.8% for Yarra). Affluent area, with 48.1% of households in the 'highest' household income quartile (44.7% for Yarra).

Jobs: 15.01% of the 98,000 jobs in Yarra are based in Cremorne, Richmond South and Burnley, producing $8.4b economic output. The electricity, gas, water and waste services industry produces the most economic output, and the retail trade industry produces the most jobs in the area.

Housing: 31.8% lone person households (35.1% for Yarra), 29.2% couples without children (26.8% for Yarra). Larger proportions of couple households (with or without children), and group households than Yarra. 43.4% households privately renting (43.0% for Yarra). Higher rates of home ownership with 29.8% of households with a mortgage (22.8% for Yarra) and 20.6% of households fully own their home (19.2% for Yarra).

Health: 2.4% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age, where people aged 85 years and over require assistance at a higher rate to the Yarra average. 28.2% people with at least one long-term health condition (31.5% for Yarra). Most common heath conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 5,800 people

2036: 7,000 people

2046: 9,200 people

Growth is expected across all ages, particularly in adult populations (25 years and over). Higher rates of growth in young children and teens are expected in 10 to 20 years' time.

Precinct Summary

The following table outlines the community infrastructure that is owned or managed by Council.

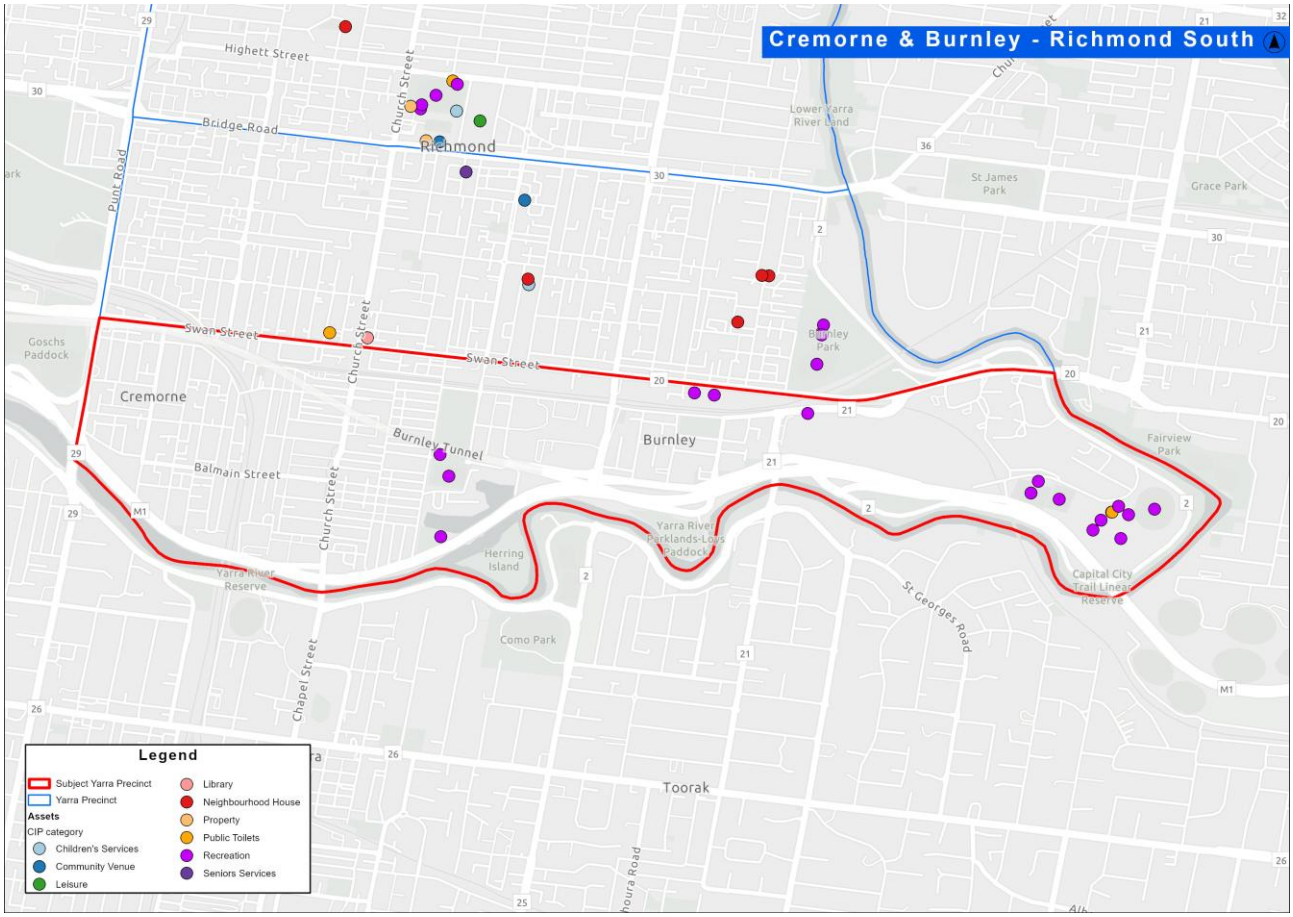
Location	Community Infrastructure	Address	Suburb	CIP Category
Burnley Golf Course	Burnley Golf Course	102 Madden Grove	Burnley	Leisure
	Pavilion	102 Madden Grove	Burnley	Leisure
	Social Room – Burnley Golf Course	102 Madden Grove	Burnley	Community Venue
	Public Toilets	Swan St (Park Grove to Yarra Boulevard)	Burnley	Public Toilets
Kevin Bartlett Reserve	Sports Field – AFL/Cricket (JA Loughnan Oval)	FR Smith Drive off Yarra Boulevard	Burnley	Recreation

	Johnston Pavilion	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Sports Field – Soccer (EJ Bastow Oval)	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Gillon Pavilion	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Sports Field – Soccer (Fletcher 1)	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Sports Field – Soccer (Fletcher 2)	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Malcolm Graham Pavilion	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Sports Court – Multi-use	FR Smith Drive off Yarra Boulevard	Burnley	Recreation
	Public Toilets	FR Smith Drive off Yarra Boulevard	Burnley	Public Toilets
Ryans Reserve	Mary Rogers Pavilion	510 Swan Street	Burnley	Recreation
	Sports Court – Netball (4)	510 Swan Street	Burnley	Recreation
McConchie Reserve	Sports Court – Basketball (half)	320 Mary Street	Richmond	Recreation
Barkly Gardens	Barkly Gardens Pavilion	Cnr Barkly Avenue & Mary Street	Richmond	Recreation
	Sports Field – Soccer/Cricket (Alan Bain Reserve)	Mary Street	Richmond	Recreation
	Barkly Gardens Pavilion and Public Toilets	Cnr Barkly Avenue & Mary Street	Richmond	Public Toilets

Key considerations

- The demand for direct community service delivery (children's and family services, youth, seniors, library, and others) within the area, and Council's response to this
- The increasing demand for community infrastructure generated by workers, and Council's response
- Maintain and uplift recreation infrastructure and open space in the precinct, to meet the needs for Yarra more broadly[6].

[6] Associated with initiatives in the Annual Budget 2025/26 to deliver open space and sporting improvements to Kevin Bartlett Reserve; and to invest in sporting facilities at Kevin Bartlett Reserve including designing the rehabilitation of Fletcher 1, constructing a new fence between Fletcher 1 and Fletcher 2 to improve access, designing a new pavilion to replace the Gillon Pavilion and designing a new synthetic soccer pitch to replace Bastow 2.


Cremorne & Burnley - Richmond South
Highett Street
Bridge Road
Richmond
Church Street
Punt Road
Swan Street
Cremorne
Burnley Tunnel
Burnley
Balmain Street
Church Street
Chapel Street
Herring Island
Yarra River Reserve
Como Park
Yarra River Parklands-Lords Paddock
St Georges Road
Capital City Trail Linear Reserve
Fairview Park
St James Park
Grace Park
Lower Yarra River Land
Goschs Paddock
Toorak
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Leisure
Library
Neighbourhood House
Property
Public Toilets
Recreation
Seniors Services

Fairfield - Alphington

Key features

Some of the key features of Fairfield - Alphington include:

- Yarra Bend development at the former Alphington Paper Mill site
- Schools including Alphington Primary School and Alphington Grammar School
- Melbourne Polytechnic Fairfield Campus.

Some of the key features outside of Yarra, adjacent to Fairfield - Alphington include:

- Fairfield Library
- Schools including Fairfield Primary School and St Anthony's Primary School Alphington.

Population indicators

Cultural diversity: 21.9% of residents are born overseas (28.7% for Yarra). 15.5% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 68.5% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 3.6% (3.8% for Yarra). A combination of middle- and higher-income households, with 39.4% of households in the 'highest' household income quartile (44.7% for Yarra) and 22.3% of households in the 'medium lowest' household income quarter (19.1% for Yarra).

Jobs: 2.31% of the 98,000 jobs in Yarra are based in Fairfield – Alphington, producing $695m economic output. The Health Care and Social Assistance industry produces both the most economic output and number of jobs in the area.

Housing: 33.9% lone person households (35.1% for Yarra, 24.9% couples without children (26.8% for Yarra). Larger proportions of family households, with 24.4% couples with children (14.5% for Yarra), and 6.0% one parent families (6.0% for Yarra). 36.3% households privately renting (43.0% for Yarra). Higher rates of home ownership with 29.2% of households with a mortgage (22.8% for Yarra) and 26.7% of households fully own their home (19.2% for Yarra).

Health: 4.0% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (70 years and over, where people aged 85 years and over require assistance at a higher rate to the Yarra average). 34.2% people with at least one long-term health condition (31.5% for Yarra). Most common heath conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 4,400 people

2036: 8,700 people

2046: 9,200 people

Fairfield-Alphington is Yarra's fastest growing neighbourhood by rate of growth, and by Net population increase within the next 10 years.

In the next 10 years, growth is anticipated across all populations, with most growth expected to occur in people in their 20s and 30s. In 10 to 20 years' time, those population age groups are expected to decline, with more growth expected in older populations (50 years and over).

Precinct Summary

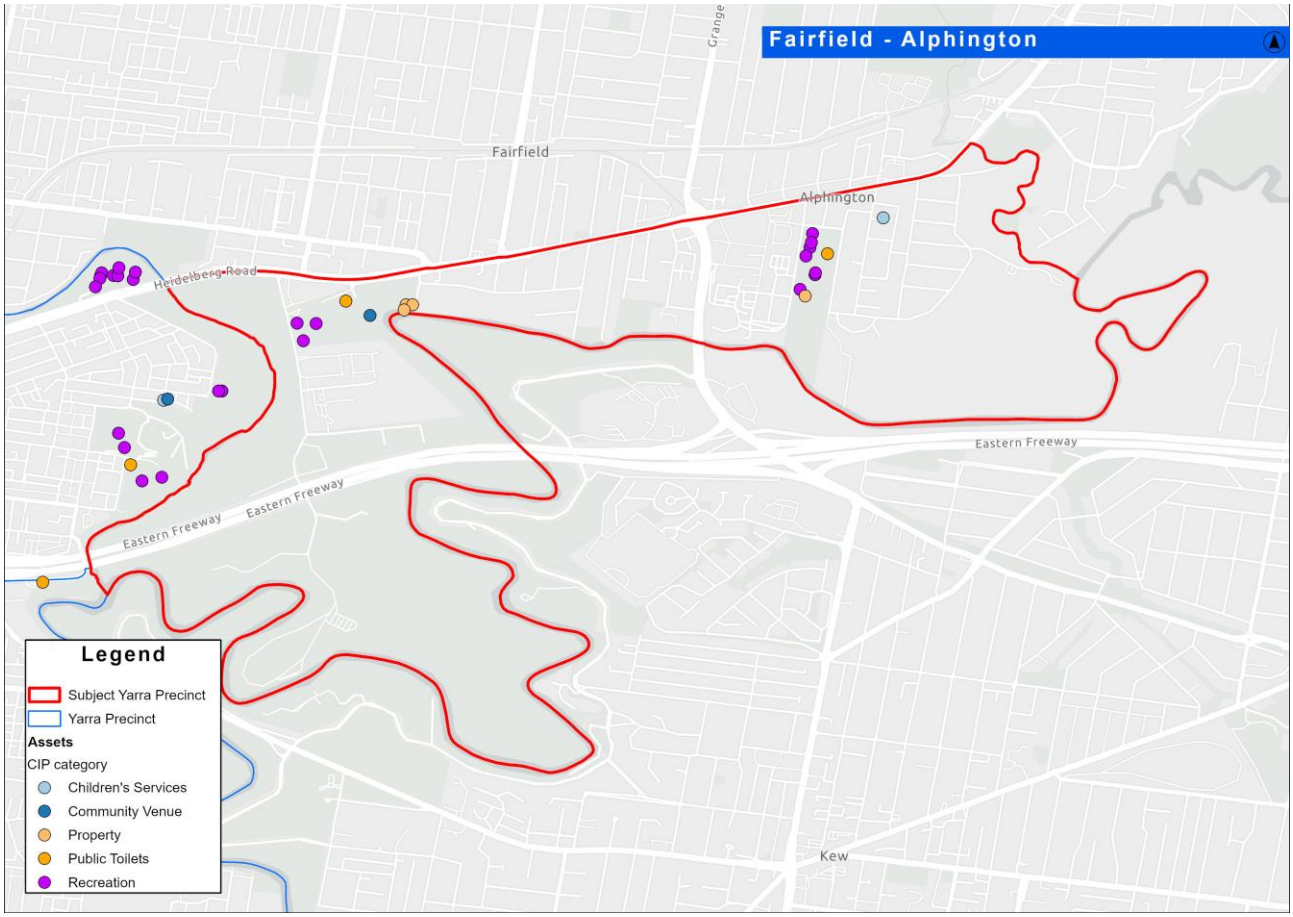
The following table outlines the community infrastructure that is owned or managed by Council.

Location	Community Infrastructure	Address	Suburb	CIP Category
Yarralea Children's Centre	Yarralea Children's Centre	54 Yarralea Street	Alphington	Children's Services
	Alphington Maternal and Child Health Centre	54 Yarralea Street	Alphington	Children's Services
Fairfield Park	Amphitheatre - Fairfield Park	Fairfield Park Drive	Fairfield	Community Venue

	Fairfield Boathouse	Fairfield Park Drive	Fairfield	Property
	Maxwell Sutherland Pavilion	Fairfield Park Drive	Fairfield	Recreation
	Sports Field – Soccer/Cricket	Fairfield Park Drive	Fairfield	Recreation
	Cricket Practice Nets	Fairfield Park Drive	Fairfield	Recreation
	Public Toilets	Fairfield Park Drive	Fairfield	Public Toilets
Alphington Park	Alphington Bowls Club	Cnr Parkview Road & Riverview Grove	Alphington	Recreation
	Bowling Green (2)	Cnr Parkview Road & Riverview Grove	Alphington	Recreation
	Kevin Crehan Pavilion and Grandstand	Parkview Road	Alphington	Recreation
	Sports Field – AFL/Cricket	Parkview Road	Alphington	Recreation
	Sports Field – Soccer	Parkview Road	Alphington	Recreation
	Cricket Practice Nets	Parkview Road	Alphington	Recreation
	Northcote Obedience Dog Club	View Street	Alphington	Recreation
	Public Toilets	Parkview Road	Alphington	Public Toilets
Yarra Bend Park	Fairlea Netball Precinct and pavilion	Yarra Bend Road	Fairfield	Recreation
	Fairlea Reserve oval	Yarra Bend Road	Fairfield	Recreation
	Public Toilets	Yarra Bend Road	Fairfield	Public Toilets

Key considerations

- Potential community infrastructure opportunities through the Yarra Bend development
- Uplift family services opportunities for the needs of future generations
- Uplift children's services opportunities for the needs of future generations
- Future demand for library services and other community services, balancing the demand expected to be generated within this neighbourhood and potential impact on community infrastructure in neighbouring suburbs, both within and outside of Yarra.


Fairfield - Alphington
Fairfield
Alphington
Heidelberg Road
Eastern Freeway
Eastern Freeway
Eastern Freeway
Kew
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Property
Public Toilets
Recreation

Fitzroy

Key features

Some of the key features of Fitzroy include:

- Smith Street precinct
- Brunswick Street commercial precinct
- Significant public and social housing precincts, where the Fitzroy public housing estate includes several community infrastructure opportunities such as Atherton Reserve, the Connie Benn Centre and Dill-be-din Kindergarten, and nearby Yarra Youth Centre and Fitzroy Learning Network.
- Fitzroy Town Hall precinct, including Fitzroy Library and Florence Peel Centre.
- Fitzroy Swimming Pool
- Schools including Fitzroy Primary School and Sacred Heart Primary School
- Medical precinct surrounding St Vincents Hospital and St Vincents Private
- Australian Catholic University
- Victorian Aboriginal Health Service.

Some of the key features outside of Yarra, adjacent to Fitzroy include:

- Carlton Gardens, Royal Exhibition Building and Melbourne Museum
- Fitzroy Gardens.

Population indicators

Cultural diversity: 31.4% of residents are born overseas (28.7% for Yarra). 23.0% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 69.2% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 4.5% (3.8% for Yarra). A combination of higher- and low-income households, with 37.5% of households in the 'highest' household income quartile (38.2% for Yarra) and 22.5% of households in the 'lowest' household income quartile (18.5% for Yarra).

Jobs: 16.39% of the 98,000 jobs in Yarra are based in Fitzroy, producing $4.1b economic output. The Health Care and Social Assistance industry produces both the most economic output and number of jobs in the area.

Housing: 35.2% lone person households (35.1% for Yarra), 25.8% couples without children (26.8% for Yarra). Larger proportion of one parent families than Yarra (7.1% and 6.0%, respectively). High rates of renters, with 39.1% households privately renting (43.0% for Yarra) and 15.5% of households renting social housing (8.1% for Yarra).

Health: 3.9% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (60 years and over, at a higher rate to the Yarra average). 30.5% people with at least one long-term health condition (31.5% for Yarra). Most common heath conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 11,900 people

2036: 15,500 people

2046: 18,200 people

Fitzroy is one of Yarra's fastest growing neighbourhoods, particularly expecting a Net population increase of 3,600 people within the next 10 years.

Growth is anticipated across all age groups. In the next 10 years, growth is expected to be highest for people in their 20s, 30s and 40s. In 10-20 years' time, growth is expected to be highest for people in their 30s and 40s and seniors (50 years and over).

Precinct Summary

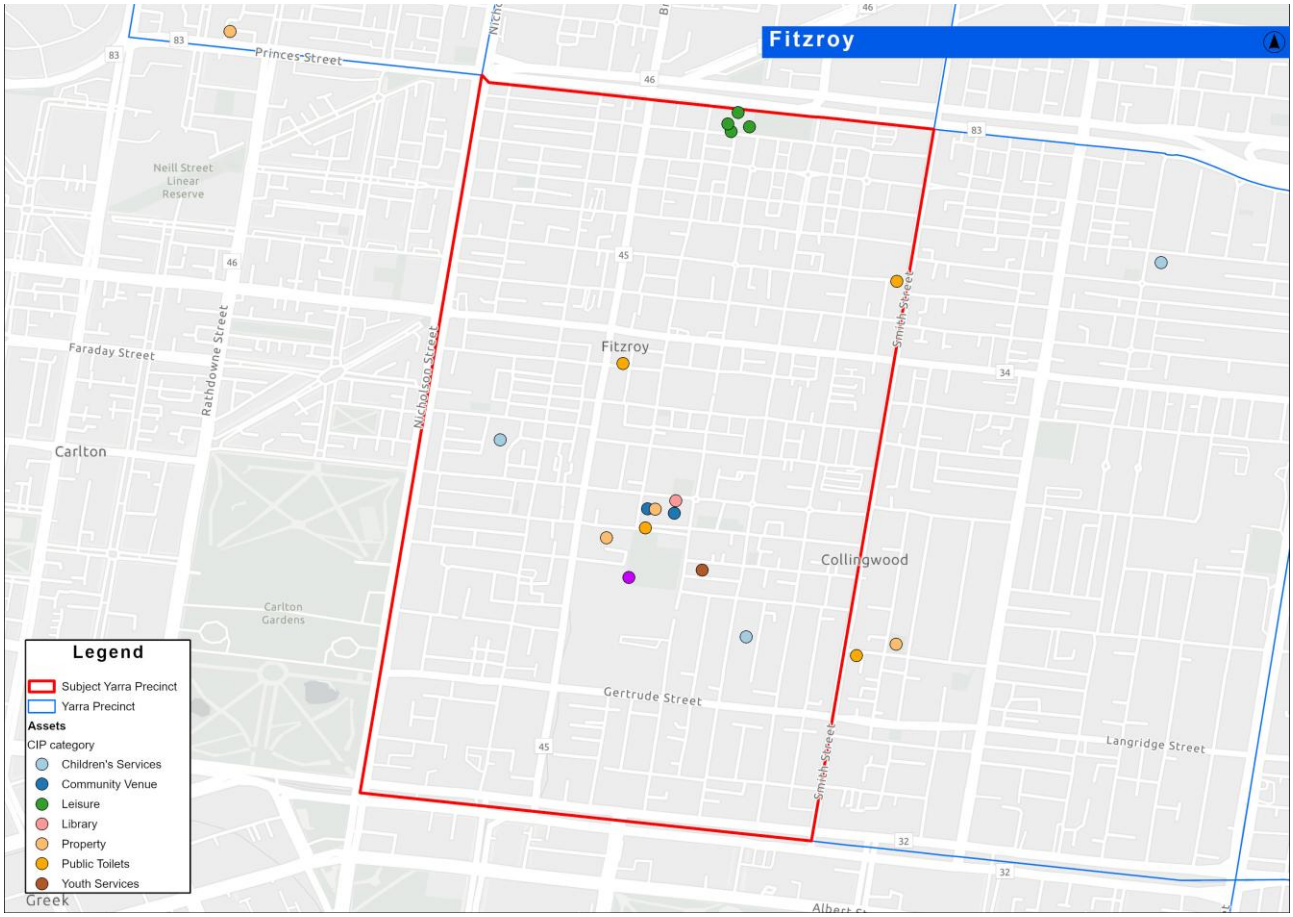
The following table outlines the community infrastructure that is owned or managed by Council.

Location	Community Infrastructure	Address	Suburb	CIP Category
Dill-be-din Kindergarten	Dill-be-din Kindergarten	125 Napier Street	Fitzroy	Children's Services

East West Childcare	East West Childcare	138 George Street	Fitzroy	Children's Services
John Street Community Early Childhood Co-op	John Street Community Early Childhood Co-op	23 John Street	Fitzroy	Children's Services
Connie Benn Centre	Early Learning Centre	160 Brunswick Street	Fitzroy	Children's Services
	Fitzroy Maternal and Child Health Centre	160 Brunswick Street	Fitzroy	Family Services
	Council leased area	160 Brunswick Street	Fitzroy	Property
Atherton Gardens	Fitzroy Adventure Playground	165 Napier Street	Fitzroy	Playground
	Cricket Practice Nets	165 Napier Street	Fitzroy	Recreation
Yarra Community Youth Centre	Yarra Community Youth Centre	156 Napier Street	Fitzroy	Youth Services
Fitzroy Town Hall Precinct	Fitzroy Library	128 Moor Street	Fitzroy	Library
	Fitzroy Library Meeting Rooms 1 & 2	128 Moor Street	Fitzroy	Community Venue
	Fitzroy Library Public Toilets	128 Moor Street	Fitzroy	Public Toilets
	Fitzroy Town Hall	201 Napier Street	Fitzroy	Community Venue
	Florence Peel Centre	190 Young Street	Fitzroy	Community Venue
	Tenancy 1	201 Napier Street	Fitzroy	Property
	Tenancy 2	201 Napier Street	Fitzroy	Property
Fitzroy Swimming Pool	Fitzroy Swimming Pool	160 Alexandra Parade	Fitzroy	Leisure
Kerr Street, cnr Smith Street	Public Toilets (Automated)	Cnr Kerr Street & Smith Street	Fitzroy	Public Toilets
Victoria Street, cnr Brunswick Street	Public Toilets (Automated)	105 Victoria Street cnr Brunswick Street	Fitzroy	Public Toilets
Condell Street, cnr Young Street	Public Toilets	Condell Street cnr Young Street	Fitzroy	Public Toilets

Key considerations

- Preservation and growth of community infrastructure in the Fitzroy public housing towers
- Improved activation, community access and future community needs surrounding the Fitzroy Town Hall precinct, recognising heritage conservation and social cohesion/community safety considerations
- Council's response to increasing demand for recreation infrastructure.


Fitzroy
Princes Street
Neill Street Linear Reserve
Faraday Street
Rathdowne Street
Nicholson Street
Carlton
Carlton Gardens
Fitzroy
Smith Street
Collingwood
Gertrude Street
Langridge Street
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Leisure
Library
Property
Public Toilets
Youth Services

Fitzroy North

Key features

Some of the key features of Fitzroy North include:

- Fitzroy Gasworks Redevelopment site, led by Development Victoria
- Brunswick Street and St Georges Road commercial precincts
- Alexandra Parade as a main east-west transport connection through Yarra
- Bargoonga Nganjin North Fitzroy Library
- Edinburgh Gardens
- Holden Street Neighbourhood House
- Schools including Fitzroy North Primary School, Fitzroy High School, Saints College – Fitzroy North College, and Deutsche Schule Melbourne (an English German bilingual school)
- A new school, Wurun Senior Campus, is located within the Fitzroy Gasworks site, is the senior campus to Collingwood College and Fitzroy High School
- Bundha Sports Centre, which is also located within the Fitzroy Gasworks site.

Population indicators

Cultural diversity: 24.6% of residents are born overseas (28.7% for Yarra). 15.2% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 71.1% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 3.5% (3.8% for Yarra). A combination of higher- and low-income households, with 39.4% of households in the 'highest' household income quartile (38.2% for Yarra) and 20.9% of households in the 'lowest' household income quartile (18.5% for Yarra).

Jobs: 4.14% of the 98,000 jobs in Yarra are based in Fitzroy North, producing $1.1b economic output. The Construction industry produces the most economic output in the area, and the Health Care and Social Assistance industry produces the greatest number of jobs in the area.

Housing: 33.5% lone person households (35.1% for Yarra), 25.8% couples without children (26.8% for Yarra). Larger proportion of couples with children than Yarra (18.0% and 14.5%, respectively). High rates of renters, with 39.3% households privately renting (43.0% for Yarra) and 8.4% of households renting social housing (8.1% for Yarra). Larger proportion of households that fully own the home compared to Yarra (24.1% and 19.3%, respectively).

Health: 4.8% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (65 years and over). 3.6% 10–19-year-olds requiring assistance with core activities (2.6% for Yarra). 35.3% people with at least one long-term health condition (31.5% for Yarra). Most common heath conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 13,000 people

2036: 16,100 people

2046: 16,800 people

In the next 10 years, growth is anticipated across all age groups, particularly younger children, working adults, and elderly aged (85 years and over). In the next 10-20 years, the younger working population is expected to decline, with growth particularly expected in senior populations (50 years and over).

Precinct Summary

The following table outlines the community infrastructure that is owned or managed by Council.

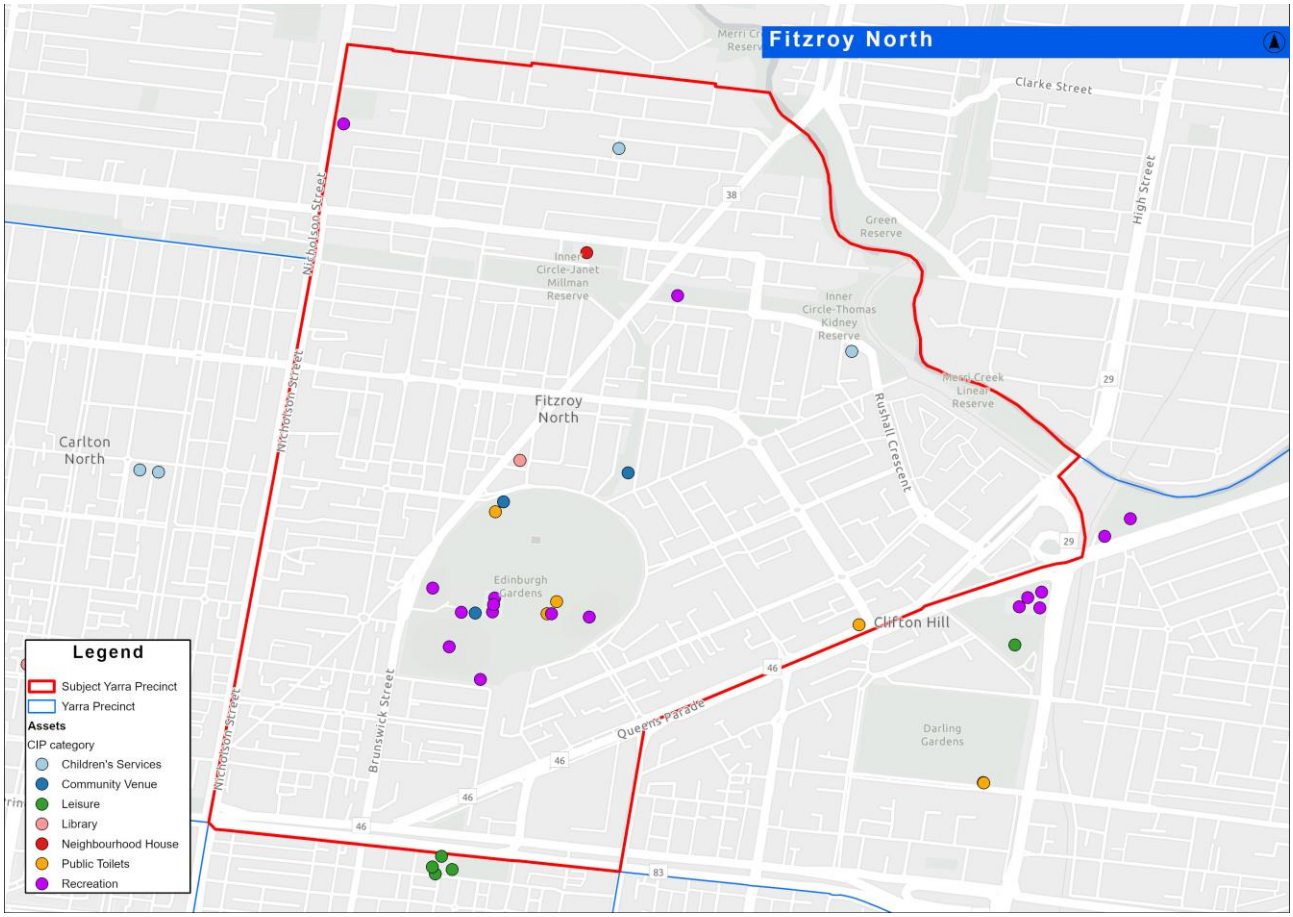
Location	Community Infrastructure	Address	Suburb	CIP Category
North Fitzroy Childcare Co-operative	North Fitzroy Childcare Co-operative	173 Clauscen Street	Fitzroy North	Children's Services
Clifton Childcare Co-operative	Clifton Childcare Co-operative	121 Rushall Crescent	Fitzroy North	Children's Services
	Library	182 St Georges Road	Fitzroy North	Library

Bargoonga Nganjin - North Fitzroy Library	Meeting Rooms	182 St Georges Road	Fitzroy North	Community Venue
	North Fitzroy Maternal and Child Health Centre	182 St Georges Road	Fitzroy North	Family Services
	Public Toilets	182 St Georges Road	Fitzroy North	Public Toilets
Edinburgh Gardens	Fitzroy Community Rooms	Cnr Brunswick Street & Freeman Street	Fitzroy North	Community Venue
	Emely Baker Building	Alfred Crescent cnr St Georges Road	Fitzroy North	Community Venue
	Fitzroy Tennis Club	100F St Georges Road	Fitzroy North	Recreation
	Sports Court – Tennis (2)	100F St Georges Road	Fitzroy North	Recreation
	Fitzroy Victoria Bowling & Sports Club	578 Brunswick Street	Fitzroy North	Recreation
	Brunswick Street Reserve / WT Peterson Oval	Brunswick Street	Fitzroy North	Recreation
	Fitzroy Football Club Grandstand	Brunswick Street	Fitzroy North	Recreation
	Alfred Crescent Pavilion	Alfred Crescent	Fitzroy North	Recreation
	Alfred Crescent Pavilion Public Toilets	Alfred Crescent	Fitzroy North	Public Toilets
	Sports Field – AFL/Cricket (2)	Alfred Crescent	Fitzroy North	Recreation
	Sports Court – Basketball	Alfred Crescent	Fitzroy North	Recreation
	Cricket Practice Nets	Alfred Crescent	Fitzroy North	Recreation
Mark Street Hall	Mark Street Hall	Mark Street	Fitzroy North	Community Venue
North Fitzroy Neighbourhood House	North Fitzroy Neighbourhood House	128 Holden Street	Fitzroy North	Neighbourhood House
Inner Circle – Park Street Reserve	Sports Court – Basketball (half)	68 Park Street	Fitzroy North	Recreation
Langdon Reserve	Sports Court – Basketball (half)	16 Miller Street	Fitzroy North	Recreation
Queens Parade, cnr Michael Street	Public Toilets (Automated)	Queens Parade cnr Michael Street	Fitzroy North	Public Toilets

Key considerations

- Council's response to increasing demand for children and family services in Fitzroy North
- Maintenance and uplift of existing community infrastructure to meet the needs of future generations
- Redevelopment of the Brunswick Street Oval Sport and Recreation Precinct at Edinburgh Gardens[7].

[7] Co-funded with the State Government, and associated with an initiative in the Annual Budget 2025/26 for the continuation of the Brunswick Street Oval Project.


Fitzroy North
Clarke Street
High Street
Nicholson Street
Green Reserve
Inner Circle-Janet Millman Reserve
Inner Circle-Thomas Kidney Reserve
Merri Creek Linear Reserve
Fitzroy North
Carlton North
Rushall Crescent
Edinburgh Gardens
Clifton Hill
Brunswick Street
Queens Parade
Darling Gardens
38
29
46
83
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Leisure
Library
Neighbourhood House
Public Toilets
Recreation

North Richmond

Key features

Some of the key features in North Richmond include:

- Bridge Road precinct, including Epworth Hospital and the Richmond Town Hall precinct
- Victoria Street commercial precinct
- Significant public and social housing precincts, where the Richmond public housing estate includes several community infrastructure opportunities such as Richmond Youth Hub and recreation facilities, and the adjacent North Richmond Community Health, Belgium Avenue Neighbourhood House, and Richmond West Primary School
- Richmond Town Hall Precinct, including the adjacent Citizens Park, Richmond High School, Richmond Recreation Centre, and the Gleadell Street weekend market
- Victoria Gardens Shopping Centre.

Population indicators

Cultural diversity: 37.1% of residents are born overseas (28.7% for Yarra). 32.1% of residents speak a language other than English at home (20.0% for Yarra).

Work and Income: 71.6% of residents are engaged in work (73.8% for Yarra). Unemployment rate of 4.6% (3.8% for Yarra). A reasonably well-spread proportion of household income rates, with 30.7% households in the 'highest' household income quartile (38.2% for Yarra), 25.6% households in the 'medium highest' household income quartile (24.2% for Yarra), and 22.5% households in the 'lowest' household income quartile (18.5% for Yarra).

Jobs: 16.82% of the 98,000 jobs in Yarra are based in North Richmond, producing $5.1b economic output. The Health Care and Social Assistance industry produces both the most economic output and the greatest number of jobs in the area.

Housing: 39.7% lone person households (35.1% for Yarra), 25.8% couples without children (26.8% for Yarra), 24.4% couples without children (26.8% for Yarra). Higher proportion of one parent families compared to Yarra (7.5% and 6.0%, respectively. High rates of renters, with 43.2% of households renting privately (43.0% for Yarra), and 14.6% of households renting social housing (8.1% for Yarra).

Health: 5.1% people needing assistance with core activities (3.9% for Yarra), most of whom require assistance due to older age (60 years and over, at a rate higher than the Yarra average). 2.7% 5–9-year-olds and 4.2% 10–19-year-olds requiring assistance with core activities (2.1% and 2.6%, respectively, for Yarra). 30.9% people with at least one long-term health condition (31.5% for Yarra). Most common heath conditions are mental health condition, asthma and arthritis.

Anticipated future community need

2026: 15,300 people

2036: 18,800 people

2046: 21,800 people

North Richmond is one of Yarra's fastest growing neighbourhoods, anticipated to be the third-fastest growing neighbourhood by Net population increase in the next 10 years, and the fastest-growing neighbourhood by Net population increase in the next 10-20 years.

Growth is expected across all age groups. In the next 10 years, growth is particularly expected in younger to middle-aged adults (20-50 years). In 10-20 years, higher rates of growth are anticipated in senior populations (50 years and over).

Precinct Summary

The following table outlines the community infrastructure that is owned or managed by Council.

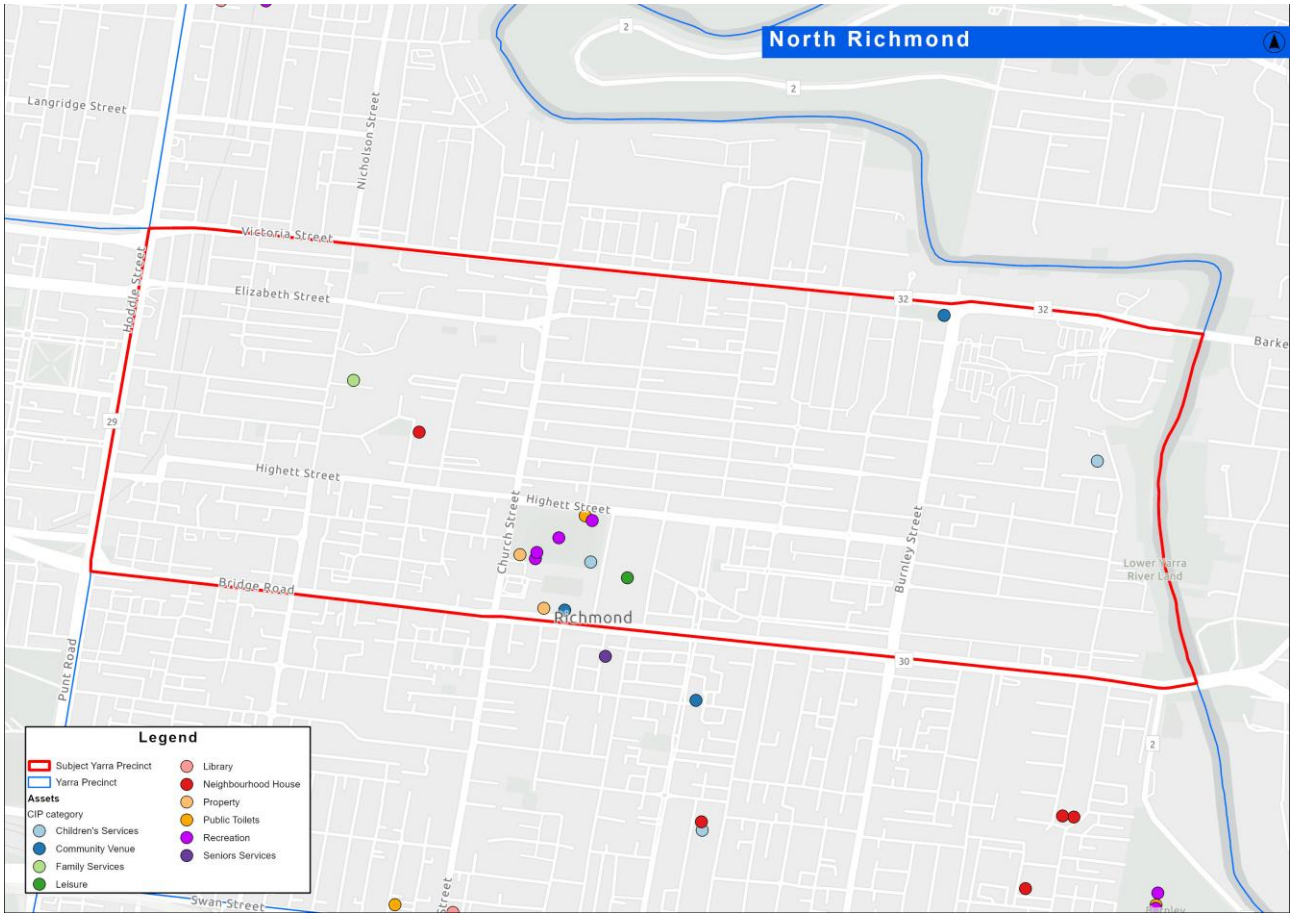
Location	Community Infrastructure	Address	Suburb	CIP Category
Yarraberg Child Care Centre	Yarraberg Child Care Centre	4 River St	Richmond	Children's Services
North Richmond Community Health	North Richmond Maternal and Child Health Centre	23 Lennox St	Richmond	Family Services
Richmond Youth Hub	Richmond Youth Hub	110 Elizabeth St	Richmond	Youth Services

Belgium Avenue Neighbourhood House	Belgium Avenue Neighbourhood House	5A Belgium Avenue	Richmond	Neighbourhood House
Richmond Town Hall Precinct	Richmond Town Hall	325-333 Bridge Road	Richmond	Community Venue
	Public Toilets	325-333 Bridge Road	Richmond	Public Toilets
	Richmond Offices (ex Richmond Police Station)	319-323 Bridge Rd	Richmond	Property
Citizen's Park	Jack Dyer Pavilion	245 Highett St	Richmond	Recreation
	Jack Dyer Pavilion Social Room	245 Highett St	Richmond	Community Venue
	Sports Field – AFL/Cricket	245 Highett St	Richmond	Recreation
	Cricket Practice Nets	245 Highett St	Richmond	Recreation
	Jack Dyer Pavilion and Public Toilets	Highett St	Richmond	Public Toilets
	Offices - Citizens Park	213-215 Church St	Richmond	Property
	Richmond Multicultural Children's Centre	16 Gleadell St	Richmond	Early Years
Richmond Recreation Centre	Richmond Recreation Centre	11-15 Gleadell St	Richmond	Leisure
Learning Bank	Learning Bank	124 Victoria St	Richmond	Community Venue
Williams Reserve	Williams Reserve Community Room	Ground Floor 520 Victoria Street	Richmond	Community Venue

Key considerations

- Council's response to the need for children's and family services, in North Richmond
- Preservation and growth of community infrastructure in the Richmond public housing estate and surrounds and other infrastructure arising from the Victoria Street Revitalisation Project[8]. This includes, but is not limited to:
  - Ongoing delivery of family services
  - Unmet demand for provision of new kindergarten places
  - Ongoing delivery of youth services
  - Ongoing opportunities for recreation
  - Ongoing delivery of neighbourhood house functions
  - Ongoing delivery of services through the Learning Bank
  - Potential need for a community hub – of integrated programs and services, including library
  - Potential integrated planning with North Richmond Community Health regarding future health needs and associated community infrastructure.
- Improved community access and future community needs surrounding the Richmond Town Hall precinct
- Uplifting Citizens Park to meet the needs for future generations[9].

[8] Associated with an initiative in the Annual Budget 2025/26 to develop a comprehensive Urban Renewal Strategy for Victoria Street, while implementing short-term public realm improvements.
[9] Associated with an initiative in the Annual Budget 2025/26 to deliver open space and sporting improvements at Citizens Park


North Richmond
Langridge Street
Nicholson Street
Victoria Street
Elizabeth Street
Hoddle Street
Highett Street
Church Street
Burnley Street
Bridge Road
Richmond
Punt Road
Swan Street
Legend
Subject Yarra Precinct
Yarra Precinct
Assets
CIP category
Children's Services
Community Venue
Family Services
Leisure
Library
Neighbourhood House
Property
Public Toilets
Recreation
Seniors Services

Review

The Community Infrastructure Plan is due for administrative review in four years, October 2029.

The data captured through the community services and infrastructure audit is to be maintained and reviewed annually.

Review of specific components of the Community Infrastructure Plan may occur more frequently in response to changing demand, policy change, service review, etc.

A trigger for review of all or part of the Community Infrastructure Plan can come from a variety of sources and will be assessed by Council officers to qualify the need for review and raised with Executive or Council for approval.

Appendices

Appendix 1: Strategic context

National

Infrastructure Australia

Infrastructure Australia's *2024 Infrastructure Market Capacity Report* shows the nation's $213 billion five-year Major Public Infrastructure Pipeline is growing across energy and social infrastructure projects. After many years of focussing on transport projects, many governments are now turning to energy and social infrastructure projects to address the housing crisis and transition to a net zero future.

All governments are still suffering from the high cost of construction materials and skills shortages to deliver the $71b of identified building projects.

Early Childhood Education and Care reforms

The Commonwealth's current focus is on creating a universally accessible early years' service system through initiatives such as:

- Three Day Guarantee - from 5 January 2026, families can access at least 72 subsidised hours of education and care each fortnight for each child, regardless of how much work, training, study or volunteering they do.
- Service Delivery Prices review – over $10 million is being invested to understand reasonable costs of early childhood education and care services.
- Worker Retention Payment – Eligible service providers can opt-in to grant funding to pay eligible early childhood educators 15% above the modern award rates over two years.

Council continues to evaluate and monitor the impacts of these reforms in relation to its operational role as a service provider and in assessing potential broader implications for the provision of early childhood education and care services across the municipality.

Aged care reforms

Across 2016-2024, the Commonwealth Government has designed a new Support at Home Program to replace and integrate the Commonwealth Home Support Program, the Home Care Package program and the Short-term Restorative Care Program. The Home Care Package program will transition to the new program by 1 July 2025 and the Commonwealth Home Support Program will transition to the new program by 1 July 2027.

The aged care reforms have driven Council to review the way it delivers services to older people, particularly in relation to home care services. In March 2024, Council made the decision to cease providing home-based services and transition these to a trusted provider. Council also resolved to continue providing community transport, meals services and social support services – these services rely on infrastructure such as venues, commercial kitchens, and buses. Within the new market model, other providers may also seek to establish these services and compete or engage with Council, including seeking possible use of community spaces.

State

Plan for Victoria

Plan for Victoria calls for the provision of accessible services and community facilities needed to lead healthy, productive lives, including schools and kindergartens, TAFEs, emergency services, health care, active transport and open space. *Plan for Victoria* seeks community-centred design for good access to local public facilities and services (such as parks, libraries, community centres and cultural facilities), to meet daily needs close to home, and designed to encourage social interaction and active lifestyles.

Decision-making will be driven by community needs, sustainability and population density, whilst respecting the land and its history.

Actions relating to *Plan for Victoria* that influence community infrastructure planning for Yarra include:

- Action 1: Implement housing targets for every local government – The Plan identified the whole of Yarra as an activity centre where specific opportunities for strategic redevelopment sites will be identified in collaboration with the State Government.
- Action 9: Streamline community infrastructure developer contributions, which is likely to influence the planned review of the *Yarra Development Contributions Plan 2017*.

- Action 11: Coordinate public infrastructure and service delivery to support more homes, where Yarra encourages the timely provision of community services and infrastructure as the community needs it.
- Action 16: Embed Traditional Owners' knowledge in the built environment and introduce more Traditional Owner place names in partnership with Traditional Owners, which extends on Yarra's commitments to engage with Traditional Owners in the design and place naming for new community infrastructure.

Victoria's Housing Statement 2024-2034

Victoria's Housing Statement 2024-2034 sets out the commitments from the State Government to increase the supply and availability of housing, and address gaps, such as infrastructure gaps, to unlock housing opportunities.

In the context of community infrastructure planning in Yarra, the Housing Statement speaks to:

- Reducing red tape to speed up planning and therefore delivery of new homes, in which Council must be across to understand the impact of service and infrastructure need.
- Increasing housing densities around key transport networks and activity centres, where Yarra is an attractive location for new development.
- Investing in infrastructure to meet community needs, where commitments in the statement are focused to growth areas within Victoria.
- Investing in social housing via the public housing redevelopment program, in which 10 per cent of Yarra's current population live in public housing.

Public housing redevelopment program

The Victorian Government has announced plans to replace 44 ageing high-rises and other social housing buildings across Melbourne with modern, accessible and energy-efficient homes and improved community facilities between now and 2051. Residents are relocated while estates are redeveloped. existing

The program includes the three main estates in Yarra in Richmond, Collingwood and Fitzroy, where announcements have been made regarding the redevelopment of a series of buildings in North Richmond.

Infrastructure Victoria

Infrastructure Victoria is preparing its new Strategy to be tabled in the Victorian Parliament in late 2025. Council's officer submission includes the following themes relating to community infrastructure planning:

- Alongside housing, it is vital that Councils are adequately supported and resourced to meet the community's infrastructure needs. This includes replacing or upgrading existing ageing infrastructure and investing in new infrastructure. Significant investment in Council's asset portfolio will be required. The State Government must make a strong financial commitment to funding the recommendations to be included in the draft strategy, with a strong emphasis on implementation and promotion of infrastructure investment.
- Community infrastructure will need to respond to the changing nature of the inner city by providing flexible, accessible, innovative and adaptable facilities that reflect universal design and meet multiple service needs.
- While the draft strategy is focussed on infrastructure, it must recognise that people are the end users of infrastructure. Decisions on infrastructure must ensure a fair and equitable quality of life is possible, regardless of age, ability, ethnicity, gender or religion. It must also ensure equitable opportunities for housing and services provided to all.
- It will be important that the development industry contributes to the provision of infrastructure, and Council supports proposals for a new development contribution system. Other funding options towards state infrastructure will also need to be considered.
- Yarra included an additional recommendation, calling for support to develop multi-purpose, flexible and adaptable community hubs throughout Victoria, where community hubs provide integrated community facilities in one location to provide better access to a wide range of services in a cost-effective way. This recommendation included additional commentary such as:
    - The provision of space and opportunities for communities to meet and celebrate, that allow people to connect and build relationships through leisure, social, or educational activities, in response to increasing medium and high-density environments and growing social isolation.
    - Spaces that are physically accessible and welcoming to people of all abilities, linguistic, cultural backgrounds and age groups; particularly providing for Yarra's diverse cultures and LGBTQIA+ communities.
    - Spaces that are provided at no or low cost, and not part of a commercial premise such as a café or pub.

- Spaces that can be used as a place of refuge during extreme weather events.

Local

Yarra 2036 Community Vision

Vision Statement: Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.

The 2025 reflection and update addendum to the *Yarra 2036 Community Vision* speaks to the community's interest to balance growth with the provision of community infrastructure through an integrated lens of environmental, economic and social factors; and access to services that are safe, accessible and affordable.

Financially sustainable and transparent decision-making and communication is a priority. Consideration of creative use of assets and opportunities for generating new revenue should also be included.

New considerations around Yarra's vibrant arts scene and cultural heritage, and First Nations history; and inclusive and equitable access to services were added to the Community Vision.

Council Plan 2025-2029

Our *Council Plan* outlines four strategic objectives to guide our work over the coming four years:

- **Living in the City** - We are a City for everyone. We are welcoming, friendly and connected, where everyone is safe and supported.
- **Building the City** - We have the infrastructure we need to accommodate a growing community.
  - **5**: Provide infrastructure that responds to the current and future needs of a growing community
    - **5**.3 Implement the community infrastructure plan so that Yarra has facilities to meet a diversity of needs
- **Working and playing in the City** - We have a thriving economy with a variety of opportunities to work, create, play and celebrate.
- **Running the City** - We are transparent and accountable, making evidence- based decisions to ensure the sustainability and health of Yarra.
  - **13**: Manage Council's land and building assets to maximise value to the local community
    - **13**.1 Implement the Property Strategy to identify ongoing efficiencies and optimise community benefit.

Yarra Planning Scheme

The spatial vision for Yarra City includes:

> *New housing will provide homes in a range of sizes to meet the needs of the population and be supported by the necessary community facilities and infrastructure.* (Clause 02.02).

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure. Clause 02.03-8 seeks to respond to Yarra's changing social and physical infrastructure needs, to provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base. Clause 19.02 includes further strategies within the Victorian Planning Provisions around health facilities, education facilities, cultural facilities (including regionally significant cultural and sporting facilities), social and cultural infrastructure, emergency services, and open space.

The *Yarra Development Contribution Plan 2017* was introduced to the Yarra Planning Scheme via Clause 45.06 (Amendment C238yara).

Municipal Public Health and Wellbeing Plan

The *Public Health and Wellbeing Act 2008* requires all Victorian Councils to prepare a municipal public health and wellbeing plan within 12 months after each general election of the Council.

Yarra's *Health and Wellbeing Plan 2025-2029* outlines Council's unique position to address inequities and improve health and wellbeing outcomes surrounding core services promoting community health and wellbeing, and infrastructure and facilities supporting health and wellbeing.

The Plan includes seven priority areas with related strategies that can inform the Community Infrastructure Plan and Council's understanding of community need, including:

1. First Peoples Health and Wellbeing – shared opportunities, strengthen cultural safety, fill service gaps
2. Safe and respectful communities – safe and welcoming spaces and programs, addressing gender equity
3. Climate resilient households and communities – improve public spaces to support climate resilience, opportunities to mitigate the Urban Heat Island effect

4. Health food environments and food security – programs and spaces from which the community can access food relief or affordable food options
5. Mental and social wellbeing – spaces and programs to foster community connection, accessible and inclusive facilities and spaces
6. Reduced impacts of alcohol, drugs, vaping and tobacco
7. Active living – welcoming, flexible and safe spaces, infrastructure to suit different abilities and preferences

Asset Plan 2025-2035

The services that Council delivers to the community rely on assets and the Asset Plan describes our how we use and manage these assets throughout their lifecycle in a financially sustainable manner.

The *Local Government Act 2020* requires all Victorian councils to develop, and keep current, an Asset Plan. The plan must cover a period of at least ten financial years and applies to the infrastructure assets under the control of Council.

The *Asset Plan 2025-2035* contains information about how Council, in strategic and financial terms, will manage the portfolio of infrastructure assets under its control. The Asset Plan is linked with the budget and projections outlined in our Long-Term Financial Plan to ensure the ongoing affordability and financial sustainability of the management of assets.

Asset management includes all the activities Council does to assets in delivering services to the community. This includes activities throughout the asset lifecycle including planning, acquisition / construction, maintenance, renewal/replacement, upgrade/expansion and disposal of assets.

The asset plan is the key strategic document that aligns the Community Infrastructure Plan with Council's other Infrastructure Plans

Financial Sustainability Strategy 2023-2033

The Community Infrastructure Plan is a key implementation action of the *Yarra Financial Sustainability Strategy 2023-2033* (FSS).

One of Council's primary obligations under the *Local Government Act 2020* is to be financially sustainable and make effective use of public funds entrusted to Council and ensure the responsible management and planning of community assets, so that future ratepayers are not burdened unnecessarily. Through the preparation and ongoing implementation of the Financial Sustainability Strategy (FSS), Council in on a journey to improve its financial position through implementing a holistic approach and organisation-wide cultural shift to ensure financial sustainability.

The FSS identifies strategic levers as one of the two primary types of levers for change to drive long term financial sustainability, where strategic levers *ensure that future investment decisions are* ***based on need, underpinned by evidence*** *and guided by informed strategies including detailed* ***asset management*** *plans, contemporary* ***property management*** *and* ***community infrastructure planning*** *and an ongoing program of* ***service reviews****.*

Yarra Service Planning and Review Principles 2024

The service planning and review principles were developed to support Council to establish a new robust service planning and review framework, where the principles have been developed in consultation with community to underpin the new framework to ensure all services are relevant, financially sustainable and can meet future community needs.

In the context of community infrastructure planning, the service planning and review principles assist in understanding and planning for service-based priorities. The Community Infrastructure Plan aligns with the intent of the service planning and review framework to determine how Council responds to community need through the provision of community services and infrastructure.

Appendix 2: Differences in ownership and management of community infrastructure

Table 1 Differences in land, building and manager responsibilities

Council land	Council asset	Council managed	Non-Council land	Non-Council asset	Non-Council managed	Comments
☑	☑	☑				Currently a common arrangement, many services and facilities fall under this model. Under this model, Council may also make all or part of the asset available for license or hire for broader community use or service delivery by others. Examples include libraries, leisure centres, Town Halls and other community centres.
☑	☑				☑	Under this model, the land and asset are entirely managed by another provider, typically a community or not-for-profit organisation. Examples include community kindergartens, and Neighbourhood Houses that are located within Council buildings.
	☑	☑	☑			This arrangement (usually) occurs with Crown Land or when the land is owned by State Government. Under this model, Council may also make all or part of the asset available for license or hire for broader community use or service delivery by others. Examples include recreation assets on Crown Land.
		☑	☑	☑		A newer arrangement, usually involving partnership between Council and another government body or organisation. Under this model, Council may make all or part of the asset available for sub-lease, license or hire for broader community use or service delivery by others. Examples include the Connie Benn Centre and Richmond Youth Hub.
	☑		☑		☑	An uncommon arrangement, usually a legacy of a past agreement. This arrangement (usually) occurs with Crown Land or when the land is owned by State Government, that is controlled by Council and Council builds infrastructure on the site. Under this model, Council makes all of the asset available for exclusive use for a community use or service delivery by others.
☑		☑		☑		An uncommon arrangement, usually a legacy of a past agreement.
			☑	☑	☑	There are a small number of arrangements where Council hires spaces within other locations to provide community services. Examples include the maternal and child health service within North Richmond Community Health Centre. Council will also maintain awareness of community infrastructure provided for and managed by others, where there is overlap with Council planning.

						Examples include neighbourhood houses and venue hire.